

OFFICE OF THE COUNCIL

COUNCIL MEMBERS

JIM JOLLY
PRESIDENT

LAURA M. TOY
VICE PRESIDENT

SCOTT BAHR
ROB GJONAJ DONOVIC
BRANDON McCULLOUGH
KATHLEEN E. McIntYRE
SCOTT MORGAN



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2250
citycouncil@livonia.gov

OFFICE OF THE COUNCIL

**ELECTRONIC AGENDA PACKET FOR
THE PUBLIC HEARING OF
WEDNESDAY, FEBRUARY 23, 2022
8:00 P.M.***

**The electronic agenda is compiled, produced and distributed
by the City Council Staff. (734) 466-2250**

The official documents are on file in the City Clerk's office.

PUBLIC HEARING AGENDA OF THE LIVONIA CITY COUNCIL

Wednesday, February 23, 2022

7:00 p.m. - Livonia City Hall Auditorium

33000 Civic Center Drive

Livonia, Michigan

AGENDA ITEM(S)

1. Petition 2021-11-01-08 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the property at 17950 College Parkway (Formerly Unit 15 of College Park Condominium), located on the east side of Haggerty Road between Six Mile and Seven Mile Roads in the Southwest ¼ of Section 7, from C-1, Local Business to P-L, Public Lands.
2. Petition 2021-11-01-09 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the property at 17420 College Parkway (Unit 11 of College Park Condominium), located on the east side of Haggerty Road between Six Mile and Seven Mile Roads in the Southwest ¼ of Section 7, from C-4, High Rise Commercial to P-L, Public Lands.
3. Petition 2021-11-01-10 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the property at 13001 Merriman Road, located on the west side of Merriman Road between Glendale Avenue and Schoolcraft Road in the Northeast ¼ of Section 27, from M-2, General Manufacturing to P-L, Public Lands.
4. Petition 2021-12-01-11 submitted by Maple Real Estate Group, L.L.C. pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the east fifty-eight feet (58') of 9120 Middlebelt Road, located on the east side of Middlebelt Road between Joy Road and West Chicago Avenue in the Southwest ¼ of Section 36, from RUF (Rural Urban Farm) to C-1 (Local Business).

AUDIENCE COMMUNICATION

SUSAN M. NASH, CITY CLERK

In accordance with Title II of the American with Disabilities Act as it pertains to access to Public Meetings, the City Clerk's Office of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with special needs. Please call (734) 466-2236 or email clerk@livonia.gov if you need assistance. **Council agendas are available on the City's website – www.livonia.gov - under Government, City Council, Agendas.**



LETTER TO THE LIVONIA CITY COUNCIL

1

Planning
December 15, 2021

MEETING DATE

Public Hearing of February 23, 2022

PREPARED BY

Stephanie Reece, Program Supervisor

AGENDA ITEM

Petition 2021-11-01-08 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the property at 17950 College Parkway (Formerly Unit 15 of College Park Condominium), located on the east side of Haggerty Road between Six Mile and Seven Mile Roads in the Southwest $\frac{1}{4}$ of Section 7, from C-1, Local Business to P-L, Public Lands.

BACKGROUND

RECOMMENDATION

At the 1,180th Public Hearing and Regular Meeting held by the City Planning Commission on December 14, 2021; the following resolution was unanimously adopted:

#12-69-2021 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on December 14, 2021, on Petition 2021-11-01-08 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the property at 17950 College Parkway (Formerly Unit 15 of College Park Condominium), located on the east side of Haggerty Road between Six Mile and Seven Mile Roads in the Southwest $\frac{1}{4}$ of Section 7, from C-1, Local Business to P-L, Public Lands. the Planning Commission does hereby recommend to the City Council that Petition 2021-11-01-08 be approved for the following reasons:

1. That future use and development of the property is intended for Schoolcraft College purposes and P-L zoning is a more appropriate zoning.
2. That the proposed change of zoning will provide the college an opportunity to develop the subject property in a manner that is consistent with their needs.
3. That P-L zoning is compatible to and in harmony with the existing zoning of College's main campus, and
4. That the proposed change corresponds to the College's ownership of the subject property.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 and Section 13.15 of Livonia Vision 21 Zoning Ordinance.

FISCAL CONSIDERATION

ATTACHMENTS

1. 2021-11-01-08_Schoolcraft_E-COUNCIL Pkt

APPROVED BY



Date: December 16, 2021

Mark Taormina, Planning and Economic Development Director



Date: December 22, 2021

Maureen Miller Brosnan, Mayor

Petition 2021-11-01-08 submitted by Schoolcraft College,
pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21
Zoning Ordinance, requesting to rezone the property at 17950
College Parkway (Formerly Unit 15 of College Park
Condominium), located on the east side of Haggerty Road
between Six Mile and Seven Mile Roads in the Southwest ¼ of
Section 7, from C-1, Local Business to P-L, Public Lands.

REZONING APPLICATION
CITY OF LIVONIA, MICHIGAN

All applications must be presented in quadruplicate to the City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097. Applications **must** include property owner's name, address and notarized signature. **You are invited and encouraged to review your proposal with the Planning Department staff.**

Date Filed: 11-12-21 Petition 2021-11-01-08

Site Address: 17950 College Parkway Sidwell 189-99-0037-000

Requesting To Rezone Property From New Zone C-1 To PL

For the Following Reason (s) Owned by Schoolcraft; See attached letter

Applicant: Kevin M. Aoun (outside counsel) Business/Company: Seyburn Kahn

Applicant's Address: 2000 Town Center Suite 1500 City: Southfield State: MI Zip Code: 48075

Applicant's Phone # (248) 353-7620 Applicant's Email kaoun@seyburn.com

Please provide the following information:

- 1) **Legal Description** of the property to be considered. Paper copy must be clearly printed.
- 2) **Fully Dimensional Map (3 copies)** drawn at an appropriate scale, with a north arrow, dated & legend key to symbols and showing:
 - The land that would be affected by the proposed amendment.
 - The dimensions, square footage & acreage of the land.
 - The existing conditions of the site, including all structures & parking layout.
 - A legal description of the land to be rezoned.
 - All public and private right-of-ways & easements bounding & intersecting the site.
 - A preliminary plan showing the proposed land use(s) of the land under consideration.
 - The zoning classification of all abutting zoning districts.
 - The structures and existing land uses on all property adjacent to the subject parcel and on other such property as may, in the City Planner's determination, be necessary to properly reflect the existing character of the surrounding neighborhood.
- 3) A copy of the Fully Dimensional Map submitted in a pdf. format either on a CD or it can be emailed to Planning@ci.livonia.mi.us

Owner of Property: Schoolcraft Community College

Owner's Address: 18600 Haggerty Rd City: Livonia State: MI Zip Code: 48152

Owner's Phone # 734 462-4400 Owner's Email gcerny@schoolcraft.edu

Signature of Owner: [Signature] Print Name: Dr. Glenn Cerny

Subscribed and sworn to before me, a Notary Public in and for the County of Wayne State of MI

on this 11th day of November 2021

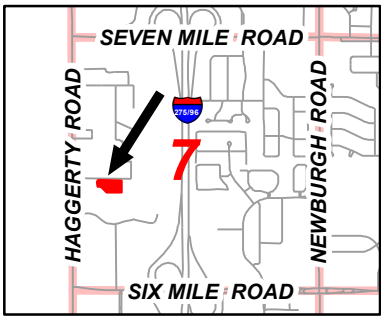
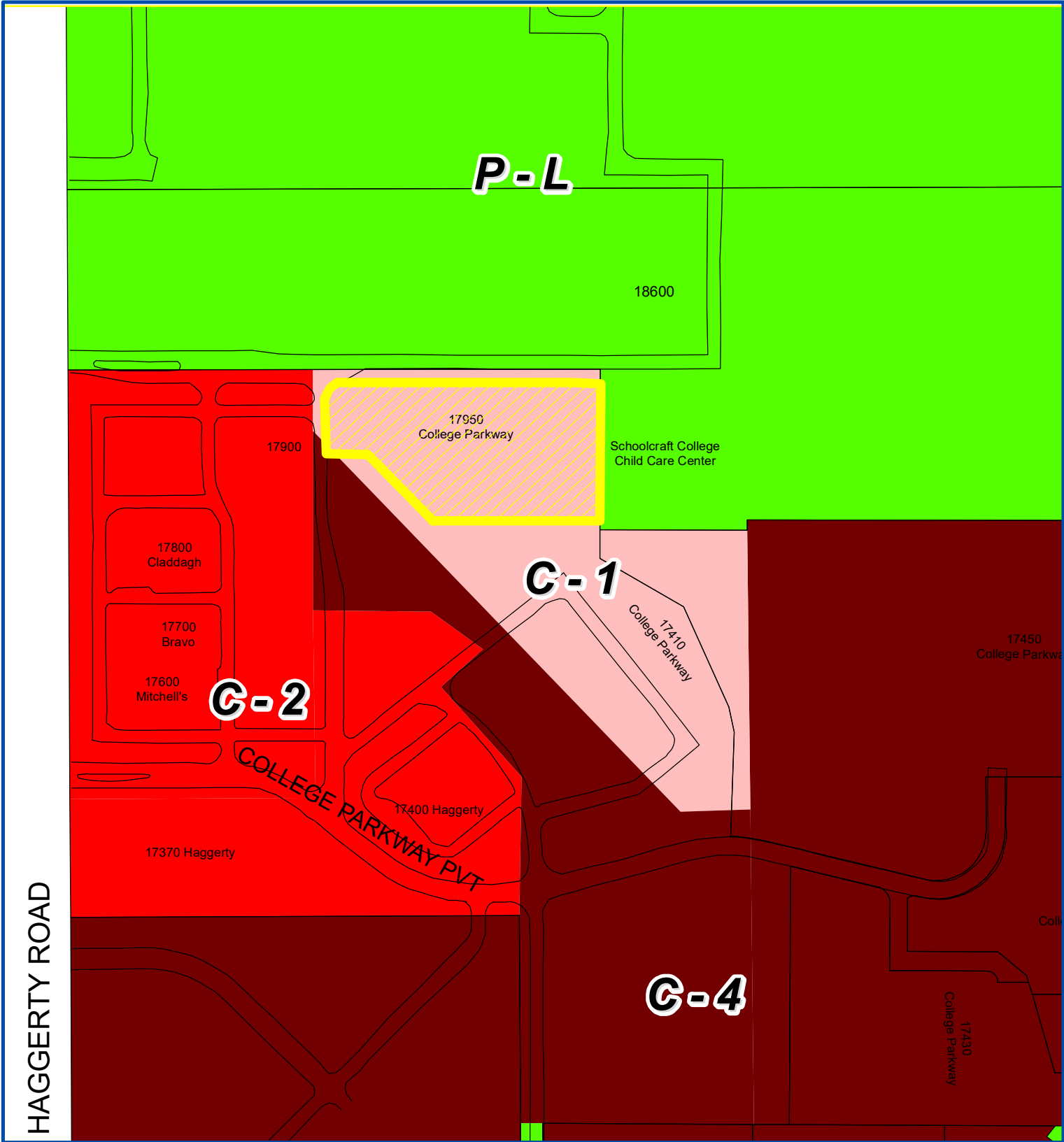
Signature of Notary [Signature] My commission expires 10-3-22

APPROVED AS FORM
Department of Law

By: [Signature]

Date: 11/12/2021

JANINE R. GILLOW
Notary Public, State of Michigan
County of Wayne
My Commission Expires Oct. 03, 2022
Acting in the County of Wayne



Address & Zoning Map

Petition 2021-11-01-08
Schoolcraft College
17950 College Parkway
From C-1 to P-L

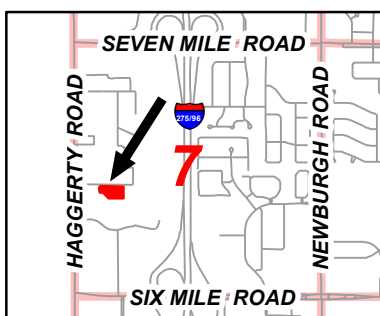


Not to Scale

City of Livonia
Planning Department



HAGGERTY ROAD



Aerial Map

Petition 2021-11-01-08
Schoolcraft College
17950 College Parkway
From C-1 to P-L



Not to Scale



City of Livonia
Planning Department

Parks & Community

18600

17950
College Parkway

Schoolcraft College
Child Care Center

17900

17800
Claddagh

17700
Bravo

17600
Mitchell's

17410
College Parkway

17450
College Parkway

17400 Haggerty

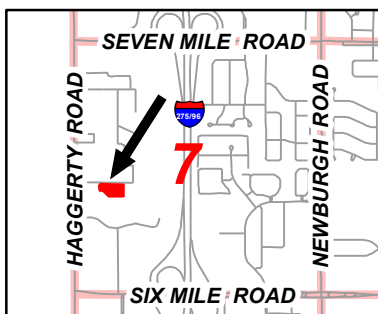
17370 Haggerty

COLLEGE PARKWAY PVT

Regional Commercial

17430
College Parkway

HAGGERTY ROAD



Future Land Use Map

Petition 2021-11-01-08
Schoolcraft College
17950 College Parkway
From C-1 to P-L



Not to Scale

City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 1

Petition 2021-11-01-08 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the property at 17950 College Parkway (Formerly Unit 15 of College Park Condominium), located on the east side of Haggerty Road between Six Mile and Seven Mile Roads in the Southwest $\frac{1}{4}$ of Section 7, from C-1, Local Business to P-L, Public Lands.

December 7, 2021: Study Meeting:

This is the first of three requests by Schoolcraft College to rezone property it owns to P-L. The subject land was originally a part of College Park Site Condominium, located south of the College's main campus. College Park received approval of the Master Deed, bylaws and site plan in 2003. The subject property was known as Unit 15 of College Park. It measures 2.45 acres in size with approximately 414 feet in frontage along South Drive, a private roadway of the college campus, by a depth of 246 feet along its eastern property line. This property is currently vacant.

To the north of this property is Schoolcraft College, zoned P-L. To the east, west and south are businesses and property that are part of the College Park condominium development, zoned C-1, C-2, and C-4.

In a letter that was submitted with all three rezoning requests, it is explained that the two units that are part of the condominium association were previously rezoned to commercial uses and have since been returned undeveloped to Schoolcraft College. The other property on Merriman Road, known as the College's Manufacturing and Engineering Center, was acquired by Schoolcraft College around 2019. The letter explains that Schoolcraft College would like to rezone the properties to P-L so that their usage stays college related. The letter goes on further to explain that the proposed rezonings would not impact Livonia's tax base because the properties are shown on the tax rolls as school property. Schoolcraft College would like the properties rezoned so that they are consistent with the rest of its campus, which is zoned P-L. Schoolcraft College has not made a final determination as to future uses of the two (2) vacant condominium units. The existing Manufacturing and Engineering Center on Merriman Road is the college's new home for Computer Aided Design (CAD), engineering, electronics, advance manufacturing, mechatronics, metallurgy, plastic technology, robotics & automation, occupational safety, and welding. This facility serves 300-400 students each day.

The Livonia Vision 21 (LV21) Future Land Use map shows the subject area as a *Regional Commercial*.

PUBLIC HEARING

ITEM 1 Petition 2021-11-01-08 – 17950 College Parkway

Page 2

December 14, 2021: Public Hearing:

Approving Resolution: That the request to rezone the property at 17950 College Parkway (Formerly Unit 15 of College Park Condominium) from C-1 to P-L is hereby approved, subject to City Council approval, for the following reasons:

1. That future use and development of the property is intended for Schoolcraft College purposes and P-L zoning is a more appropriate zoning.
2. That the proposed change of zoning will provide the college an opportunity to develop the subject property in a manner that is consistent with their needs.
3. That P-L zoning is compatible to and in harmony with the existing zoning of College's main campus, and
4. That the proposed change corresponds to the College's ownership of the subject property.

Denying Reasons: That the request to rezone the property at 17950 College Parkway (Formerly Unit 15 of College Park Condominium) from C-1 to P-L is hereby denied for the following reasons:

1. That the proposed change of zoning is inconsistent with the established pattern of development and would adversely alter the character of the area.
2. That the proposed zoning change is not supported by the Livonia Vision 21 (LV21) Future Land Use map which shows this site as Regional Commercial.
3. That the proposed change of zoning is not needed to develop the subject property in accordance with the Master Plan, and
4. That the proposal fails to conclusively deal with all the concerns deemed necessary for the safety and welfare of the city and its residents.



SEYBURN KAHN
ATTORNEYS & COUNSELORS

2000 TOWN CENTER, SUITE 1500, SOUTHFIELD, MICHIGAN 48075-1148

TELEPHONE (248) 353-7620
FACSIMILE (248) 353-3727

MARK S. COHN
ALAN M. STILLMAN
MICHAEL N. SANTEUFEMIA
HENRY M. NIRENBERG, LL.M.
BARRY M. ROSENBAUM
TOVA SHABAN
RONALD L. CORNELL, JR.

MICHAEL D. MEZEY
BRADLEY F. SCOBEL
KIMBERLY M. HUSTON
ALEXANDER G. DOMENICUCCI
DUNCAN R. OGILVIE
DAVID F. HANSMA

DAVID T. LIN*
SCOTT G. WALLACE*
KEVIN M. AOUN
TREVOR J. WESTON
NICOLAS CARMARGO

OF COUNSEL
RICHARD E. BAKER
DAVID C. MAY

*ALSO MEMBER OF NORTH CAROLINA BAR
*ALSO MEMBER OF ILLINOIS BAR
*ALSO MEMBER OF FLORIDA BAR

November 11, 2021

Honorable Members of the City Council and
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

RE: Schoolcraft's Petition to Rezone Units 11 and 15 and the Manufacturing and Engineering Center to Public Lands

Dear Council Members and Planning Commission:

Schoolcraft Community College respectfully requests that the City of Livonia rezone Units 11 and 15 (collectively, the "Units") and 13001 Merriman (the "Manufacturing and Engineering Center") to Public Lands. The Units were previously rezoned to commercial uses and have since been returned undeveloped to Schoolcraft. The Manufacturing and Engineering Center was acquired by Schoolcraft around 2019. Schoolcraft would like to keep its property zoned Public Lands so that it can only be used for college related purposes. This rezoning will not impact Livonia's tax base because the properties are shown on the tax rolls as Schoolcraft's property.

I. PROPERTIES WITH REQUESTED REZONING

Unit 11:

- **Address:** 17420 College Parkway (Per Tax Records; Not On New Zoning Map)
- **Parcel ID:** 189-01-0011-000
- **Current Zoning:** New Zone C-4
- **Legal Description:** UNIT 11, COLLEGE PARK CONDOMINIUM, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 41832, PAGES 271 THROUGH 334 INCLUSIVE, AS AMENDED BY FIRST AMENDMENT TO MASTER DEED OF COLLEE PARK CONDOMINIUM DATED AS OF NOVEMBER 22, 2004 AND RECORDED JUNE 15, 2005 IN LIBER 42791, PAGE 1, AND BY SECOND AMENDMENT TO MASTER DEED OF COLLEGE PARK CONDOMINIUM DATED AS OF MARCH 22, 2006 AND RECORDED JUNE 7, 2006 IN LIBER 44784, PAGE 57, WAYNE COUNTY RECORDS, AND DESIGNATED AS WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 815, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

Unit 15:

- **Address:** 17950 College Parkway
- **Parcel ID:** 189-99-0037-000
- **Current Zoning:** New Zone C-1
- **Legal Description:** UNIT 15, COLLEGE PARK CONDOMINIUM, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 41832, PAGES 271 THROUGH 334 INCLUSIVE, AS AMENDED BY FIRST AMENDMENT TO MASTER DEED OF COLLEE PARK CONDOMINIUM DATED AS OF NOVEMBER 22, 2004 AND RECORDED JUNE 15, 2005 IN LIBER 42791, PAGE 1, AND BY SECOND AMENDMENT TO MASTER DEED OF COLLEGE PARK CONDOMINIUM DATED AS OF MARCH 22, 2006 AND RECORDED JUNE 7, 2006 IN LIBER 44784, PAGE 57, WAYNE COUNTY RECORDS, AND DESIGNATED AS WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 815, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT. 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

ALSO DESCRIBED AS: COMMENCING AT THE WEST 1/4 OF SECTION 7, T. 1 S., R. 9 E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN; THENCE S. 02°03'12" E. 324.55 FEET ALONG THE WEST LINE OF SAID SECTION 7 AND THE CENTERLINE OF HAGGERTY ROAD (120 FEET WIDE); THENCE N. 88°08'49" E. 1019.64 FEET; THENCE S. 01°39'39" E. 26.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S. 01°39'39" E. 246.63 FEET; THENCE S. 88°09'01" W. 301.51 FEET; THENCE N. 45°53'43" W. 167.63 FEET; THENCE S. 88°08'49" W 76.98 FEET; THENCE N01°51'21" W 100.97 FEET; THENCE 35.34 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 42.13 FEET AND A CHORD THAT BEARS N. 34°47'15" E. 34.31 FEET; THENCE N. 88°08'49" E. 414.62 FEET; THENCE S. 89°36'15" E. 60.81 FEET TO THE POINT OF BEGINNING, BEING PART OF THE SOUTHWEST 1/4 OF SAID SECTION 7, CONTAINING 2.45 ACRES OF LAND, MORE OR LESS, AND BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

Manufacturing and Engineering Center

- **Address:** 13001 Merriman, Livonia, MI 48150
- **Parcel ID:** 105-99-0041-002
- **Current Zoning:** New Zone M-2 General Manufacturing
- **Legal Description:** A PARCEL OF LAND LOCATED IN THE COUNTY OF WAYNE, CITY OF LIVONIA, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS: THE SOUTH 190 FEET OF THE NORTH 780 FEET OF THE EAST 825 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, EXCEPT THE EAST 60 FEET THEREOF TAKEN FOR ROAD RIGHT OF WAY, EXCEPT THE NORTH 95 FEET OF THE WEST 115 FEET.

AS SURVEYED LEGAL DESCRIPTION: PART OF THE NORTHEAST QUARTER OF SECTION 27, T. 1 S., R. 9 E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION; THENCE ALONG THE EAST LINE OF SAID SECTION, NOO°02'20"W 543.46 FEET; THENCE N89°22'35"W 60.00 FEET TO THE NORTHEAST CORNER OF THE PLAT OF "PARAGON TECHNOLOGY PARK SUB'N", AS RECORDED IN LIBER 101 OF PLATS, PAGE 59, WAYNE COUNTY RECORDS AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID PLAT, N89°22'35"W 765.00 FEET; THENCE NOO°02'20"W 95.00 FEET; THENCE 589°22'35"E 115.00 FEET; THENCE NOO°02'20"W 95.00 FEET; THENCE 589°22'35"E 650.00 FEET TO A POINT ON THE WEST LINE OF MERRIMAN ROAD (60 FEET WIDE, 1/2 WIDTH); THENCE ALONG SAID WEST LINE, SOO°02'20"E 190.00 FEET TO THE POINT OF BEGINNING.

II. BACKGROUND

Schoolcraft transferred the Units to a developer who has since transferred the Units back to Schoolcraft. The Units are a part of a condominium type development with multiple other parcels utilizing common elements and infrastructure. Most of the College Park development has been completed. Unit 14 was previously transferred back to Schoolcraft and is used for MASCO's global headquarters. Schoolcraft did not seek to have that Unit returned to Public Lands because it is used for a commercial purpose. The developer transferred Unit 15 back to Schoolcraft at the same time Unit 14 was transferred to Schoolcraft. The developer also subsequently transferred Unit 11 back to Schoolcraft. The Units are currently vacant.

The Manufacturing and Engineering Center is Schoolcraft's new home for Computer Aided Design (CAD), Engineering, Electronics, Advanced Manufacturing, Mechatronics, Metallurgy, Plastic Technology, Robotics & Automation, Occupational Safety, and Welding. The facility serves 300-400 students each day (including local high school students) and is one way that Schoolcraft is investing resources to meet the modern labor demand for engineering technology professionals.

III. FUTURE USE:

Schoolcraft's future use for the Manufacturing and Engineering Center is to continue the significant progress made in developing and transforming education to meet the modern workforce demands. Schoolcraft has not made a final determination as to the Units future uses. However, Schoolcraft is committed to keeping the Units uses consistent with and limited to those set forth in the Community College Act (MCL 389.101, et seq. specifically MCL 389.121, 123, and 126). As such, Schoolcraft would like the properties rezoned to be consistent with the rest of its campus which is likewise zoned as Public Lands.

IV. CITY'S TAX BASED UNCHANGED

The Units and the Manufacturing and Engineering Center are owned by Schoolcraft, which is reflected on the tax rolls. So the rezoning will have zero impact on Livonia's tax base.

V. CONCLUSION

This request is part of cleaning up title and zoning related issues for Schoolcraft property that is dedicated to school related uses. Accordingly, the land should be rezoned to Public Lands since that will limit the future use of this land. Thank you for your time and consideration. We look forward to working with you as Schoolcraft looks to continue to developing, modernizing, and improving its campus.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

SEYBURN KAHN

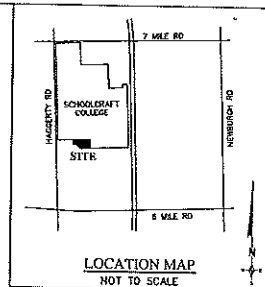
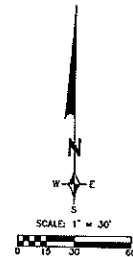
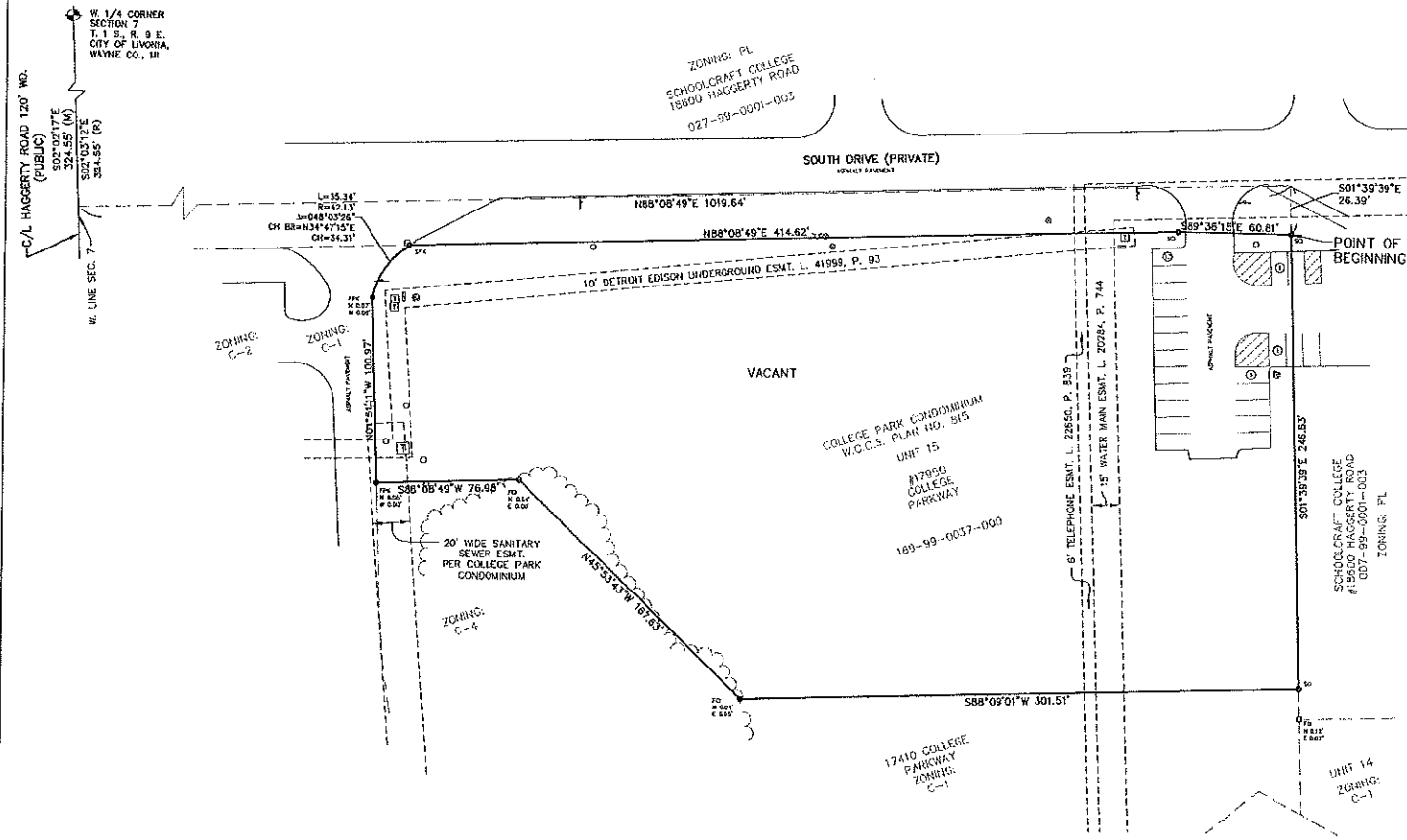
A handwritten signature in black ink, appearing to read 'KMA', written over a horizontal line.

Kevin M. Aoun

KMA/ck

CC: Glenn Cerny; Planning@ci.livonia.mi.us

Enclosures



- LEGEND**
- BOUNDARY LINE
 - - - - - PARCEL LINE
 - - - - - SECTION LINE
 - - - - - EASEMENTS
 - - - - - TREE LINE
 - ◆ SECTION CORNER
 - FC FOUND CAPPED PION
 - SC SET CAPPED PION
 - SPK SET "P.C." MARK
 - M MARKED
 - R RECORDED
 - CA CENTERLINE
 - ROW RIGHT OF WAY
 - MANHOLE
 - CATCH BASIN
 - GATE VALVE
 - HYDRANT
 - LIGHT POLE
 - SIGN
 - △ EXCEPTION MARKER
 - PARKING MARKER
 - TRANSFORMER
 - (R) RECORDED
 - (M) MEASURED

LEGAL DESCRIPTION:

LAND SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

UNIT 15, COLLEGE PARK CONDOMINIUM, ACCORDING TO THE MASTER DEED RECORDED IN LIVER 4183, PAGES 271 THROUGH 334 INCLUSIVE, AS AMENDED BY FIRST AMENDMENT TO MASTER DEED OF COLLEGE PARK CONDOMINIUM DATED AS OF NOVEMBER 22, 2004 AND RECORDED JUNE 12, 2005 IN LIVER 42791, PAGE 1, AND BY SECOND AMENDMENT TO MASTER DEED OF COLLEGE PARK CONDOMINIUM DATED AS OF MARCH 22, 2006 AND RECORDED JUNE 7, 2006 IN LIVER 44284, PAGE 52, WAYNE COUNTY RECORDS, AND DESCRIBED AS WAYNE COUNTY CONDOMINIUM SHOWN ON PLAN NUMBER 815, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 53 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

ALSO DESCRIBED AS:

COMMENCING AT THE WEST 1/4 OF SECTION 7, T. 1 S., R. 9 E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN; THENCE S. 02°03'12" E. 324.55 FEET ALONG THE WEST LINE OF SAID SECTION 7 AND THE CENTERLINE OF HAGGERTY ROAD (120 FEET WIDE); THENCE N. 88°08'49" E. 1019.64 FEET; THENCE S. 01°19'25" E. 34.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S. 01°39'39" E. 26.39 FEET; THENCE S. 82°08'01" W. 301.51 FEET; THENCE N. 42°55'45" W. 107.88 FEET; THENCE S. 85°08'49" W. 78.98 FEET; THENCE N. 01°19'11" W. 100.97 FEET; THENCE 35.34 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 43.53 FEET AND A CHORD THAT BEARS N. 34°42'15" E. 34.31 FEET; THENCE N. 02°08'49" E. 414.62 FEET; THENCE S. 89°30'15" E. 60.81 FEET TO THE POINT OF BEGINNING, BEING PART OF THE SOUTHWEST 1/4 OF SAID SECTION 7, CONTAINING 2.43 ACRES OF LAND, MORE OR LESS, AND BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY. THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.

CERTIFICATION

TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY OR MAPS IT IS BASED UPON WERE MADE IN ACCORDANCE WITH THE 2025 MICHIGAN STANDARD OCEANIC REQUIREMENTS FOR ALL SURVEYS AND TITLE SURVEYS, SOLELY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 10, 2024.

09-18-2024
DATE

ALVIN E. GOSWAMI
PROFESSIONAL SURVEYOR NO. 67109
JGOSWAMIT@ZIMETWOZNAK.COM



SURVEY NOTES:

- THE SURVEYED PROPERTY IS IN A PERMANENTLY DESIGNATED FLOOD ZONE, A FIRM MAP NO. 24033C00000E, EFFECTIVE DATE 2-2-2012. THE FLOOD ZONE PLANS, DESCRIPTIONS AND FOR INFORMATION ONLY AND IS BASED ON THE FIRM MAP LATEST AVAILABLE ELECTRONICALLY FROM FEMA ON THE DATE OF THIS SURVEY. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE FIRM MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
- THE BOUNDARIES ARE BASED ON THE WEST LINE OF SECTION 7, BEING S. 02°03'12" E.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AS DISCLOSED BY AVAILABLE RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS OTHER EXISTING OR NOTED AS TO THE COMPLETENESS OR ACCURACY THEREOF.
- PARKING: 19 REGULAR PARKING SPACES.
- PARCEL CONTAINS 108,794 SQUARE FEET OR 2.43 ACRES OF LAND.
- AT TIME OF INSPECTION THERE WAS NO OBSERVED EVIDENCE OF CONCRETE LOCATED ON SUBJECT PROPERTY.
- THE SITE IS ZONED C-1, LOCAL BUSINESS. SETBACKS: FRONT 15', SIDE 5', TOTAL OF TWO SIDE REAR YARDS 15' BEARS IF. SETBACKS ARE LISTED ACCORDING TO THE ZONING ORDINANCE. CITY OF LIVONIA, TOWNSHIP ORDINANCE, CITY COUNCIL ADOPTED AUGUST 23, 2020. SETBACKS ARE SUBJECT TO INTERPRETATION OF FRONT, SIDE AND REAR, VARIANCES AND VARIOUS PLANNING AND SITE PLAN APPROVALS. ONLY THE APPROPRIATE MANHOLES, AUTHORITY CAN DETERMINE IF THE SURVEYED PROPERTY CONFORMS TO SETBACK REQUIREMENTS. THE SURVEYOR CAN HAVE THE SETBACK LINES ON THE DRAWING ONLY IF A ZONING REPORT IS PROVIDED THAT ILLUSTRATES THE SETBACK LINES, A MORE DETAILED RESPONSE TO ITEMS #4 AND #6 REQUIRES A COMPLETE ZONING REPORT. NO ZONING REPORT WAS PROVIDED.
- THERE ARE NO CHANGES IN STREET RIGHT-OF-WAY KNOWN TO THIS SURVEYOR.
- THERE WAS NO OBSERVED EVIDENCE OF CONSTRUCTION, BUILDING CONSTRUCTION OR BUILDING ADDITIONS IN RECENT MONTHS ON DATE OF FIELD SURVEY.
- THE PROPERTY HAS GROUND ACCESS TO SOUTH DRIVE, A PRIVATE ROAD.
- THERE WAS NO OBSERVED EVIDENCE THAT THE SUBJECT SITE IS CURRENTLY BEING USED AS AN ACTIVE SOLID WASTE DUMP, HEAP OR SANITARY LANDFILL ON DATE OF FIELD SURVEY.
- NO DELINEATED ACTUALLY WORK OBSERVED AT THE TIME OF THE LATEST FIELD INSPECTION.
- ALL EASEMENTS ARE SHOWN ON THE RECORD SURVEY PLANS, UNLESS NOTED OTHERWISE.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF ANY TITLE WORK. THERE MAY BE OTHER EASEMENTS OR RESTRICTIONS OF RECORD NOT CURRENTLY SHOWN ON THIS SURVEY.

ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
SURVEY UPDATE	11-24-21								

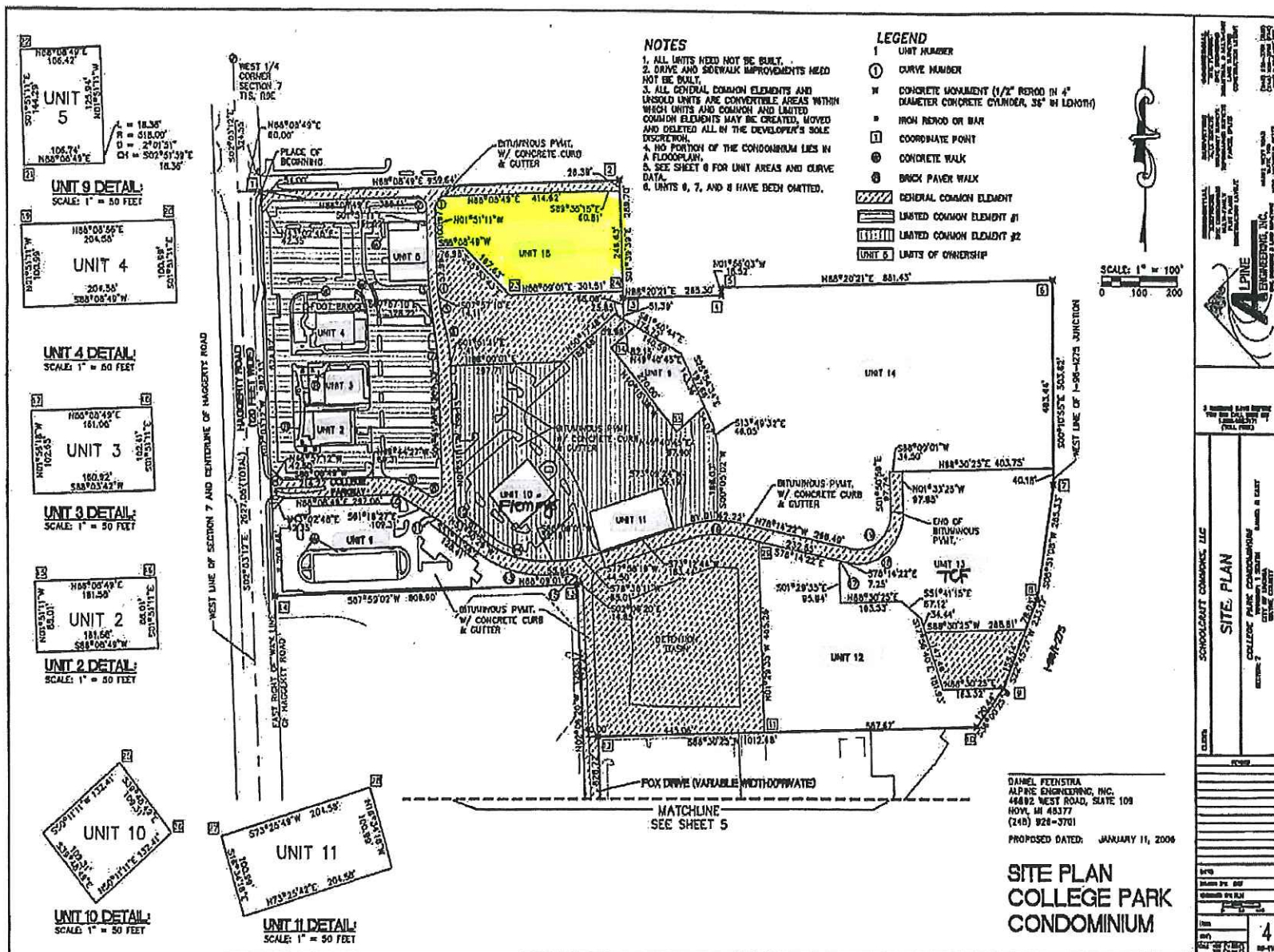
ZIMET WOZNAK
Civil Engineers & Surveyors
11000 E. 14th Ave., Suite 100
Livonia, MI 48152
P: (734) 941-5011, (734) 941-5012, www.zimtwoznak.com



PROJECT SPONSOR:
SCHOOLCRAFT COLLEGE
18600 HAGGERTY ROAD
LIVONIA, MI 48152

ALTA/NSPS LAND TITLE SURVEY
UNIT 15
LIVONIA WAYNE COUNTY MICHIGAN

DATE: 09-18-2024
SCALE: HORIZ. 1" = 30'
VERT. 1" = 30'
JOB NO. 12112
SHEET 1/1



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

DAVID W. LEAR, P.E.
ASST. CITY ENGINEER



MAUREEN MILLER BROSNAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2571
FAX: (734) 466-2195

November 29, 2021

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2021-11-01-08 – #17950 College Parkway

Dear Mr. Miller:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. The subject parcel is assigned the address of **#17950 College Parkway**. The legal description contained with the petition appears to be correct, with the exception a typo on one of the bearings. If the petition is approved, the legal description on file with the City Assessing Department should be used, as it is the same as the one submitted, without the typo. This department does not feel the change in zoning is appropriate for the subject property, as it would allow for building specifications (signage, coverage, setbacks, etc.) that would be less stringent than those that were required for the neighboring parcels within the same development.

Although we do not foresee any negative impacts to the existing utilities should the site be developed, the owner will need to provide calculations showing that the proposed development does not exceed the design capacities that were provided by the overall development. The existing parcel currently has access to public water main and sanitary sewer owned by the City of Livonia. Privately-owned storm sewer is available within the existing College Park Development, with detention for the subject parcel already being provided.

Should you have any additional questions on this matter, please feel free to contact myself at (734) 466-2608 or the City Engineer, Mr. Todd Zilincik at (734) 466-2561. If you would prefer, you can e-mail either of us at dlear@livonia.gov or tzilincik@livonia.gov.

Sincerely,

David W. Lear, P.E.
Assistant City Engineer

cc: 2021 Petition File

DEPARTMENT OF FINANCE

Michael T. Slater
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT



MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

November 16, 2021

Mr. Scott O. Miller
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154



Petition 2021-11-01-08 - 17950 College Parkway

Dear Mr. Miller,

I have reviewed the address connected with the above noted petition. As there are no outstanding amounts receivable (general or water and sewer), I have no objections to the proposal.

Please contact me if you have any further questions.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Connie Kumpula".

Connie Kumpula
Chief Accountant

CK: jw

OFFICE OF THE TREASURER

LYNDA L. SCHEEL
CITY TREASURER



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3060
(734) 466-2245
FAX: (734) 421-7230

November 17, 2021

Mr. Scott Miller – Planner IV
Planning Commission
City of Livonia

Re: Petition 2021-11-01-08

17950 College Parkway
Schoolcraft College

Dear Mr. Miller,

In accordance with your request, the Treasurer's Office has reviewed the name and addresses connected with the above noted petition. This is listed as an exempt parcel, there are no taxes due, therefore I have no objections to the proposal.

Sincerely,



Lynda L. Scheel
Treasurer, City of Livonia

UNAPPROVED MINUTES

1

MINUTES OF THE 1,180th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, December 14, 2021, the City Planning Commission of the City of Livonia held its 1,180th Public Hearing and Regular Meeting in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

Mr. Ian Wilshaw, Chairman, called the meeting to order at 7 p.m.

Members present: David Bongero Sam Caramagno Betsy McCue
 Carol Smiley Peter Ventura Ian Wilshaw

Members absent: Glen Long

Mr. Mark Taormina, Planning Director, and Stephanie Reece, Program Supervisor, were also present.

Chairman Wilshaw informed the audience that if a petition on tonight's agenda involves a rezoning request, this Commission makes a recommendation to the City Council who, in turn, will hold its own public hearing and make the final determination as to whether a petition is approved or denied. The Planning Commission holds the only public hearing on a request for preliminary plat and/or vacating petition. The Commission's recommendation is forwarded to the City Council for the final determination as to whether a plat is accepted or rejected. If a petition requesting a waiver of use or site plan approval is denied tonight, the petitioner has ten days in which to appeal the decision, in writing, to the City Council. Resolutions adopted by the City Planning Commission become effective seven (7) days after the date of adoption. The Planning Commission and the professional staff have reviewed each of these petitions upon their filing. The staff has furnished the Commission with both approving and denying resolutions, which the Commission may, or may not, use depending on the outcome of the proceedings tonight.

ITEM #1 PETITION 2021-11-01-08

Schoolcraft

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2021-11-01-08 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the property at 17950 College Parkway (Formerly Unit 15 of College Park Condominium), located on the east side of Haggerty Road between Six Mile and Seven Mile Roads in the Southwest ¼ of Section 7, from C-1, Local Business to P-L, Public Lands.

UNAPPROVED MINUTES

2

Mr. Wilshaw: Mr. Taormina, did you want to talk about the items #1 and #2 sort of collectively? We will still read them out separately and have votes separate, obvious, but...

Mr. Taormina: I can do that. Thank you. This is a request to rezone property. In this case, it is from C-1 (Local Business) to PL (Public Lands). This property was formerly described as Unit 15 of College Park Condominium. The property is 2.45 acres in area. It includes roughly 415 feet of frontage along South Drive, which is a private roadway, that is part of the Schoolcraft College campus. The depth of the site is approximately 245 feet along its east property line. The site is currently vacant. It was approved as Unit 15 with the Master Deed and Bylaws for College Park Condominium in 2003. This request to rezone the property back to its original PL zoning classification is largely due to the fact that the property was returned back to Schoolcraft College, and they have future plans to develop the site for college related purposes. So, while this is Unit 15, the companion petition to this involves what was previously described as Unit 11 of College Park Condominium. This site is a little bit smaller. It is roughly 0.50 acres in size with 200 feet of frontage along College Parkway and a depth of 100 feet. In this case, the zoning of property is C-4 (High Rise Commercial), with a request to rezone the property to the PL (Public Lands) with the same reasons as previously mentioned. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Taormina: These three letters apply to both petitions. The first item is from the Engineering Division, dated November 29, 2021, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. The subject parcel is assigned the address of #17950 College Parkway. The legal description contained with the petition appears to be correct, with the exception a typo on one of the bearings. If the petition is approved, the legal description on file with the City Assessing Department should be used, as it is the same as the one submitted, without the typo. This department does not feel the change in zoning is appropriate for the subject property, as it would allow for building specifications (signage, coverage, setbacks, etc.) that would be less stringent than those that were required for the neighboring parcels within the same development. Although we do not foresee any negative impacts to the existing utilities should the site be developed, the owner will need to provide calculations showing that the proposed development does not exceed the design*

capacities that were provided by the overall development. The existing parcel currently has access to public water main and sanitary sewer owned by the City of Livonia. Privately-owned storm sewer is available within the existing College Park Development, with detention for the subject parcel already being provided.” The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Finance Department, dated November 16 , 2021, which reads as follows: *“I have reviewed the addresses connected with the above noted petition. As there are no outstanding amounts receivable, general or water and sewer, I have no objections to the proposal.”* The letter is signed by Connie Kumpula, Chief Accountant. The next letter is from the Treasurer’s Department, dated November 17, 2021, which reads as follows: *“In accordance with your request, the Treasurer’s Office has reviewed the name and addresses connected with the above noted petition. This is listed as an exempt parcel, there are no taxes due, therefore I have no objections to the proposal.”* The letter is signed by Lynda Scheel, Treasurer. The is the extent of the correspondence.

- Mr. Wilshaw: Are there any questions of the Planning Director?
- Mr. Ventura: Mr. Taormina, can you address the part of the first paragraph of Mr. Lear’s letter, where he talks about not being in favor of this petition because of differing setbacks, signage requirements, etc.? How big of an issue is that?
- Mr. Taormina: For these properties, it should not be a major issue. The college is afforded special privileges under the PL zoning, as it relates to several zoning provisions. When I say privileges, I mean relaxed standards relative to setbacks and other things, which is inherent with publicly owned properties. The uniqueness of those properties and most of the projects that are developed by the college are done under their own governmental authority.
- Mr. Ventura: Is there a way to split the baby here? I mean if we made an approving resolution tonight and appended it to the effect of the zoning ordinance, in regard to signage, setbacks, etc., would be complied with, would that be kosher?
- Mr. Taormina: It would not be. I would not recommend doing that, simply because that would introduce a conditional component to a rezoning. I would not recommend that we entertain that type of language without first conferring with the Law Department.

Mr. Ventura: Thank you, Mr. Taormina.

Mr. Wilshaw: Thank you, Mr. Ventura. Any other questions for the planning staff? If not, we will go to the petitioner who is in the audience. You are welcome to come forward to our podium. Good evening, Mr. Auon.

Kevin Auon, Seyburn Kahn, representing Schoolcraft, 2000 Town Center, Suite 1500, Southfield, MI, 48075. Good evening. I think I would like to address that last letter if we can and just generally...our plan for the property is unknown at this time. We don't have plans. We have kicked around ideas. This unit, the one that is down here that is a little bit of a wonkier space, the smaller one that is on the screen right now, that is Unit 11. A potential thought for that was a storage facility. Schoolcraft is running out of space. We don't really have intended uses for any of the spaces that we are going to talk about. This applies across the board. We are trying to bring it back into the fold for Schoolcraft's property. One of the things that keeps popping up are the issues of this zoning and ordinance and signage and all of that and the setback requirements. I know it is a little bit odd, because it is normally a commercial entity that comes in and talks to the Planning Commission and City Council and is going through the process. Schoolcraft is a little unique. We are our own subdivision of the state. A local unit of government ourselves. We have elected officials. We have our own jurisdiction. We have our own Constitutional and Statutory authority. All of that is very well delineated and all we are trying to do is administratively put this land back into Public Lands, because it is going to be solely used for school purposes.

Mr. Wilshaw: Alright. Thank you. Let's see if we have any questions for you from any of our commissioners. Any questions for our petitioner?

Mr. Caramagno: So, why now being you have no plans? What is the urgency of moving this property now versus when you know what you are going to do with it?

Mr. Auon: There is no true sense of urgency to get it done now. It is just that we are going through the process of cleaning it up and as we are now dealing with this and we see that this land was not in Public Lands, we wanted to go ahead and get that into Public Lands. At the study meeting it was brought up that there were two other parcels that Schoolcraft owns that are really being

used for the training for First Responders for the most part and that is going to be the sequel here. We are going to move to have those lands moved into Public Lands too so that it is consistent across the boards. I appreciate, Mr. Taormina, that you had brought that up. I was able to approach it with the president of the school and have that discussion with him. He said yeah, absolutely, let's get it in Public Lands. It is our property, and we want to use it for our purposes. This is what we are trying to do. So, it is more administrative, and it stops us from also having the ability to sell it to a commercial entity, who will then use it for commercial purposes. This is solely going to be used for school purposes. If we ever wanted to use it for commercial purposes unrelated to the school, we would have to come before you and the city would have to accept that back out and rezone it. Our point is to just get it done because it is the school's property, and we want to use it for school purposes. It falls under our Statutory and Constitutional authority anyways.

Mr. Caramagno: Thank you.

Mr. Wilshaw: Thank you, Mr. Caramagno. Any other questions for our petitioner? No other questions for our petitioner? There is no one else in our audience wishing to speak for or against this item I don't believe. The rest of the folks in our audience are from Schoolcraft. I don't know if any of them wish to speak, but I believe Mr. Auon is representing them adequately.

Mr. Caramagno: I don't know if this is for Mark or for the Schoolcraft folks, but, Mark, in general the properties on the Schoolcraft property are reasonable in size, setback, signage, etc., in general with some exceptions or is that not true?

Mr. Taormina: That is true. There have been no real issues relative to the commercial development that has occurred, and nothing on the main campus property from a zoning standpoint. There are some issues related to the signage along I-275. Aside from that, there is really nothing that I can think of.

Mr. Caramagno: Nothing too outrageous then? No?

Mr. Taormina: No.

Mr. Caramagno: Thank you.

Mr. Wilshaw: Thank you, Mr. Caramagno. Any other questions for either Mr. Taormina or our petitioner? If not, Mr. Auon, is there any final

comments you would like to make before we vote on this first item?

Mr. Auon: No, sir.

Mr. Wilshaw: Okay. You can stick around, and we will get a motion on this first item, which is the Unit 15, or the formerly known Unit 15 and then we will move on to the next one. A motion would be in order at this time.

On a motion by Smiley, seconded by McCue, and unanimously adopted, it was

#12-69-2021 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on December 14, 2021, on Petition 2021-11-01-08 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the property at 17950 College Parkway (Formerly Unit 15 of College Park Condominium), located on the east side of Haggerty Road between Six Mile and Seven Mile Roads in the Southwest ¼ of Section 7, from C-1, Local Business to P-L, Public Lands. the Planning Commission does hereby recommend to the City Council that Petition 2021-11-01-08 be approved for the following reasons:

1. That future use and development of the property is intended for Schoolcraft College purposes and P-L zoning is a more appropriate zoning.
2. That the proposed change of zoning will provide the college an opportunity to develop the subject property in a manner that is consistent with their needs.
3. That P-L zoning is compatible to and in harmony with the existing zoning of College's main campus, and
4. That the proposed change corresponds to the College's ownership of the subject property.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 and Section 13.15 of Livonia Vision 21 Zoning Ordinance.

Mr. Wilshaw: Is there any discussion?

UNAPPROVED MINUTES

7

Mr. Wilshaw, Chairman, declared the motion is carried and the foregoing resolution adopted. It will go on to City Council with an approving resolution.

CITY OF LIVONIA

RENOTICE OF PUBLIC HEARING

In accordance with the provisions set forth in Section 401 of the Michigan Zoning Enabling Act, Act 110 of the Public Acts of Michigan of 2006, as amended (MCL 125.3502) as well as Livonia Vision 21 Zoning Ordinance, Article XIII, the Council has determined that a Public Hearing will take place before the Council of the City of Livonia on **Wednesday, February 23, 2022 at 7:00 P.M.**, in the Auditorium at City Hall, 33000 Civic Center Drive, Livonia, Michigan, with respect to the following item:

Petition 2021-11-01-08 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone property at 17950 College Parkway (Formerly Unit 15 of College Park Condominium), located on the east side of Haggerty Road between Six Mile and Seven Mile Roads in the Southwest $\frac{1}{4}$ of Section 7, from C-1, Local Business to P-L, Public Lands.

SUSAN M. NASH, CITY CLERK

PUBLISH: February 11, 2022

CITY OF LIVONIA

NOTICE OF PUBLIC HEARING

In accordance with the provisions set forth in Section 401 of the Michigan Zoning Enabling Act, Act 110 of the Public Acts of Michigan of 2006, as amended (MCL 125.3502) as well as Livonia Vision 21 Zoning Ordinance, Article XIII, the Council has determined that a Public Hearing will take place before the Council of the City of Livonia on **Wednesday, February 2, 2022 at 7:00 P.M.**, in the Auditorium at City Hall, 33000 Civic Center Drive, Livonia, Michigan, with respect to the following item:

Petition 2021-11-01-08 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone property at 17950 College Parkway (Formerly Unit 15 of College Park Condominium), located on the east side of Haggerty Road between Six Mile and Seven Mile Roads in the Southwest ¼ of Section 7, from C-1, Local Business to P-L, Public Lands.

SUSAN M. NASH, CITY CLERK



LETTER TO THE LIVONIA CITY COUNCIL

2

Planning
December 15, 2021

MEETING DATE

Public Hearing of February 23, 2022

PREPARED BY

Stephanie Reece, Program Supervisor

AGENDA ITEM

Petition 2021-11-01-09 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the property at 17420 College Parkway (Unit 11 of College Park Condominium), located on the east side of Haggerty Road between Six Mile and Seven Mile Roads in the Southwest $\frac{1}{4}$ of Section 7, from C-4, High Rise Commercial to P-L, Public Lands.

BACKGROUND

RECOMMENDATION

At the 1,180th Public Hearing and Regular Meeting held by the City Planning Commission on December 14, 2021; the following resolution was unanimously adopted:

#12-70-2021 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on December 14, 2021, on Petition 2021-11-01-09 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the property at 17420 College Parkway (Unit 11 of College Park Condominium), located on the east side of Haggerty Road between Six Mile and Seven Mile Roads in the Southwest $\frac{1}{4}$ of Section 7, from C-4, High Rise Commercial to P-L, Public Lands, the Planning Commission does hereby recommend to the City Council that Petition 2021-11-01-09 be approved for the following reasons:

1. That future use and development of the property is intended for Schoolcraft College purposes and P-L zoning is a more appropriate zoning.
2. That the proposed change of zoning will provide the college an opportunity to develop the subject property in a manner that is consistent with their needs.
3. That P-L zoning is compatible to and in harmony with the existing zoning of College's main campus, and
4. That the proposed change corresponds to the College's ownership of the subject property.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 and Section 13.15 of Livonia Vision 21 Zoning Ordinance.

FISCAL CONSIDERATION

ATTACHMENTS

1. 2021-11-01-09_Schoolcraft_E-COUNCIL Pkt

APPROVED BY



Date: December 16, 2021

Mark Taormina, Planning and Economic Development Director



Date: December 22, 2021

Maureen Miller Brosnan, Mayor

Petition 2021-11-01-09 submitted by Schoolcraft College,
pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21
Zoning Ordinance, requesting to rezone the property at 17420
College Parkway (Unit 11 of College Park Condominium),
located on the east side of Haggerty Road between Six Mile
and Seven Mile Roads in the Southwest $\frac{1}{4}$ of Section 7, from
C-4, High Rise Commercial to P-L, Public Lands.

**REZONING APPLICATION
CITY OF LIVONIA, MICHIGAN**

All applications must be presented in quadruplicate to the City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097. Applications **must** include property owner's name, address and notarized signature. **You are invited and encouraged to review your proposal with the Planning Department staff.**

Date Filed: 11-12-21 Petition 2021-11-01-09

Site Address: 17420 College Parkway Sidwell 189-01-0011-000

Requesting To Rezone Property From New Zone C-4 To PL

For the Following Reason (s) Owned by Schoolcraft; See attached letter

Applicant: Kevin M. Aoun (outside counsel) Business/Company: Seyburn Kahn

Applicant's Address: 2000 Town Center Suite 1500 City: Southfield State: MI Zip Code: 48075

Applicant's Phone # (248) 353-7620 Applicant's Email kaoun@seyburn.com

Please provide the following information:

- 1) **Legal Description** of the property to be considered. Paper copy must be clearly printed.
- 2) **Fully Dimensional Map (3 copies)** drawn at an appropriate scale, with a north arrow, dated & legend key to symbols and showing:
 - The land that would be affected by the proposed amendment.
 - The dimensions, square footage & acreage of the land.
 - The existing conditions of the site, including all structures & parking layout.
 - A legal description of the land to be rezoned.
 - All public and private right-of-ways & easements bounding & intersecting the site.
 - A preliminary plan showing the proposed land use(s) of the land under consideration.
 - The zoning classification of all abutting zoning districts.
 - The structures and existing land uses on all property adjacent to the subject parcel and on other such property as may, in the City Planner's determination, be necessary to properly reflect the existing character of the surrounding neighborhood.
- 3) A copy of the Fully Dimensional Map submitted in a pdf. format either on a CD or it can be emailed to Planning@ci.livonia.mi.us

Owner of Property: Schoolcraft Community College

Owner's Address: 18600 Haggerty Rd City: Livonia State: MI Zip Code: 48152

Owner's Phone # 734 462-4400 Owner's Email gcerny@schoolcraft.edu

Signature of Owner: [Signature] Print Name: Dr. Glenn Cerny

Subscribed and sworn to before me, a Notary Public in and for the County of Wayne State of MI

on this 11th day of November 20 21

Signature of Notary [Signature] My commission expires 10-3-22

APPROVED AS FORM
Department of Law

By: [Signature]

Date: 11/12/2021

JANINE R. GILLOW
Notary Public, State of Michigan
County of Wayne
My Commission Expires Oct. 03, 2022
Acting in the County of Wayne

RECEIVED
OFFICE OF THE CITY CLERK
2021 NOV 12 AM 8:14

HAGGERTY ROAD

P-L

17950
College Parkway

Schoolcraft College
Child Care Center

C-1

17800
Claddagh

17700
Bravo

17600
Mitchell's

C-2

17410
College Parkway

17400 Haggerty

17370 Haggerty

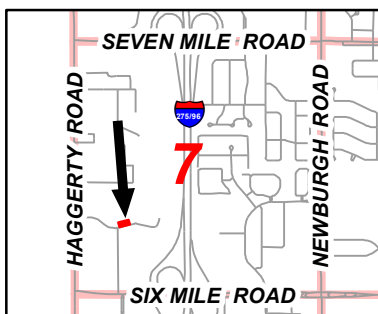
COLLEGE PARKWAY PVT

C-4

39200

Hotel
17250
112 Rooms

Hotel
17450
95 Rooms



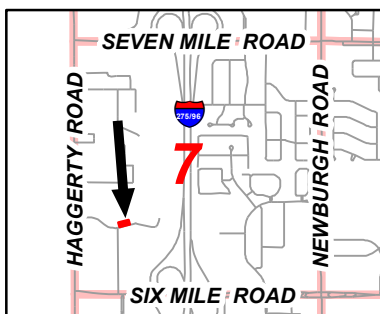
Address & Zoning Map

Petition 2021-11-01-09
Schoolcraft College
17420 College Parkway
From C-4 to P-L



Not to Scale

City of Livonia
Planning Department



Aerial Map

Petition 2021-11-01-09
Schoolcraft College
17420 College Parkway
From C-4 to P-L



Not to Scale



City of Livonia
Planning Department

Parks & Community

18600

17950
College Parkway

Schoolcraft College
Child Care Center

17900

17800
Claddagh

17700
Bravo

17600
Mitchell's

17410
College Parkway

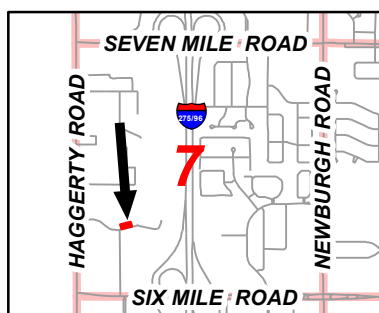
17400 Haggerty

17370 Haggerty

COLLEGE PARKWAY PVT

Regional Commercial

HAGGERTY ROAD



Future Land Use Map

Petition 2021-11-01-09
Schoolcraft College
17420 College Parkway
From C-4 to P-L



Not to Scale

City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 2

Petition 2021-11-01-09 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the property at 17420 College Parkway (Unit 11 of College Park Condominium), located on the east side of Haggerty Road between Six Mile and Seven Mile Roads in the Southwest $\frac{1}{4}$ of Section 7, from C-4, High Rise Commercial to P-L, Public Lands.

December 7, 2021: Study Meeting:

This is the second of three requests by Schoolcraft College to rezone property it owns to P-L. The subject land was originally a part of College Park Site Condominium, located south of the College's main campus. College Park received approval of the Master Deed, bylaws and site plan in 2003. The subject property was previously described as Unit 11 of College Park. It is 0.47 acre in size, measuring approximately 204 feet in frontage along College Parkway by a depth of 101 feet. This property is vacant and surrounded by the commercial and office properties that make up the College Park Site Condominium development.

In a letter that was submitted with all three rezoning requests, it is explained that the two units that are part of the condominium association were previously rezoned to commercial uses and have since been returned undeveloped to Schoolcraft College. The other property on Merriman Road, known as the College's Manufacturing and Engineering Center, was acquired by Schoolcraft College around 2019. The letter explains that Schoolcraft College would like to rezone the properties to P-L so that their usage stays college related. The letter goes on further to explain that the proposed rezonings would not impact Livonia's tax base because the properties are shown on the tax rolls as school property. Schoolcraft College would like the properties rezoned so that they are consistent with the rest of its campus, which is zoned P-L. Schoolcraft College has not made a final determination as to future uses of the two (2) vacant condominium units. The existing Manufacturing and Engineering Center on Merriman Road is the college's new home for Computer Aided Design (CAD), engineering, electronics, advance manufacturing, mechatronics, metallurgy, plastic technology, robotics & automation, occupational safety, and welding. This facility serves 300-400 students each day.

The Livonia Vision 21 (LV21) Future Land Use map shows the subject area as a *Regional Commercial*.

December 14, 2021: Public Hearing:

Approving Resolution: That the request to rezone the property at 17420 College Parkway (Unit 11 of College Park Condominium) from C-4 to P-L is hereby approved, subject to City Council approval, for the following reasons:

1. That future use and development of the property is intended for Schoolcraft College purposes and P-L zoning is a more appropriate zoning.

PUBLIC HEARING

ITEM 2 Petition 2021-11-01-09 – 17420 College Parkway

Page 2

2. That the proposed change of zoning will provide the college an opportunity to develop the subject property in a manner that is consistent with their needs.
3. That P-L zoning is compatible to and in harmony with the existing zoning of College's main campus, and
4. That the proposed change corresponds to the College's ownership of the subject property.

Denying Reasons: That the request to rezone the property at 17420 College Parkway (Unit 11 of College Park Condominium) from C-4 to P-L is hereby denied for the following reasons:

1. That the proposed change of zoning is inconsistent with the established pattern of development and would adversely alter the character of the area.
2. That the proposed zoning change is not supported by the Livonia Vision 21 (LV21) Future Land Use map which shows this site as Regional Commercial.
3. That the proposed change of zoning is not needed to develop the subject property in accordance with the Master Plan, and
4. That the proposal fails to conclusively deal with all the concerns deemed necessary for the safety and welfare of the city and its residents.



SEYBURN KAHN
ATTORNEYS & COUNSELORS

2000 TOWN CENTER, SUITE 1500, SOUTHFIELD, MICHIGAN 48075-1148

TELEPHONE (248) 353-7620
FACSIMILE (248) 353-3727

MARK S. COHN
ALAN M. STILLMAN
MICHAEL N. SANTEUFEMIA
HENRY M. NIRENBERG, LL.M.
BARRY M. ROSENBAUM
TOVA SHABAN
RONALD L. CORNELL, JR.²

MICHAEL D. MEZEY
BRADLEY F. SCOBEL
KIMBERLY M. HUSTON
ALEXANDER G. DOMENICUCCI
DUNCAN P. OGILVIE
DAVID F. HANSMA

DAVID T. LIN⁴
SCOTT G. WALLACE³
KEVIN M. AOUN
TREVOR J. WESTON
NICOLAS CARMARGO

OF COUNSEL
RICHARD E. BAKER
DAVID C. MAY

¹ALSO MEMBER OF NORTH CAROLINA BAR
²ALSO MEMBER OF ILLINOIS BAR
³ALSO MEMBER OF FLORIDA BAR

November 11, 2021

Honorable Members of the City Council and
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

RE: Schoolcraft's Petition to Rezone Units 11 and 15 and the Manufacturing and Engineering Center to Public Lands

Dear Council Members and Planning Commission:

Schoolcraft Community College respectfully requests that the City of Livonia rezone Units 11 and 15 (collectively, the "Units") and 13001 Merriman (the "Manufacturing and Engineering Center") to Public Lands. The Units were previously rezoned to commercial uses and have since been returned undeveloped to Schoolcraft. The Manufacturing and Engineering Center was acquired by Schoolcraft around 2019. Schoolcraft would like to keep its property zoned Public Lands so that it can only be used for college related purposes. This rezoning will not impact Livonia's tax base because the properties are shown on the tax rolls as Schoolcraft's property.

I. PROPERTIES WITH REQUESTED REZONING

Unit 11:

- **Address:** 17420 College Parkway (Per Tax Records; Not On New Zoning Map)
- **Parcel ID:** 189-01-0011-000
- **Current Zoning:** New Zone C-4
- **Legal Description:** UNIT 11, COLLEGE PARK CONDOMINIUM, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 41832, PAGES 271 THROUGH 334 INCLUSIVE, AS AMENDED BY FIRST AMENDMENT TO MASTER DEED OF COLLEE PARK CONDOMINIUM DATED AS OF NOVEMBER 22, 2004 AND RECORDED JUNE 15, 2005 IN LIBER 42791, PAGE 1, AND BY SECOND AMENDMENT TO MASTER DEED OF COLLEGE PARK CONDOMINIUM DATED AS OF MARCH 22, 2006 AND RECORDED JUNE 7, 2006 IN LIBER 44784, PAGE 57, WAYNE COUNTY RECORDS, AND DESIGNATED AS WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 815, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

Unit 15:

- **Address:** 17950 College Parkway
- **Parcel ID:** 189-99-0037-000
- **Current Zoning:** New Zone C-1
- **Legal Description:** UNIT 15, COLLEGE PARK CONDOMINIUM, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 41832, PAGES 271 THROUGH 334 INCLUSIVE, AS AMENDED BY FIRST AMENDMENT TO MASTER DEED OF COLLEE PARK CONDOMINIUM DATED AS OF NOVEMBER 22, 2004 AND RECORDED JUNE 15, 2005 IN LIBER 42791, PAGE 1, AND BY SECOND AMENDMENT TO MASTER DEED OF COLLEGE PARK CONDOMINIUM DATED AS OF MARCH 22, 2006 AND RECORDED JUNE 7, 2006 IN LIBER 44784, PAGE 57, WAYNE COUNTY RECORDS, AND DESIGNATED AS WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 815, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT. 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

ALSO DESCRIBED AS: COMMENCING AT THE WEST 1/4 OF SECTION 7, T. 1 S., R. 9 E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN; THENCE S. 02°03'12" E. 324.55 FEET ALONG THE WEST LINE OF SAID SECTION 7 AND THE CENTERLINE OF HAGGERTY ROAD (120 FEET WIDE); THENCE N. 88°08'49" E. 1019.64 FEET; THENCE S. 01°39'39" E. 26.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S. 01°39'39" E. 246.63 FEET; THENCE S. 88°09'01" W. 301.51 FEET; THENCE N. 45°53'43" W. 167.63 FEET; THENCE S. 88°08'49" W 76.98 FEET; THENCE N01°51'21" W 100.97 FEET; THENCE 35.34 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 42.13 FEET AND A CHORD THAT BEARS N. 34°47'15" E. 34.31 FEET; THENCE N. 88°08'49" E. 414.62 FEET; THENCE S. 89°36'15" E. 60.81 FEET TO THE POINT OF BEGINNING, BEING PART OF THE SOUTHWEST 1/4 OF SAID SECTION 7, CONTAINING 2.45 ACRES OF LAND, MORE OR LESS, AND BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

Manufacturing and Engineering Center

- **Address:** 13001 Merriman, Livonia, MI 48150
- **Parcel ID:** 105-99-0041-002
- **Current Zoning:** New Zone M-2 General Manufacturing
- **Legal Description:** A PARCEL OF LAND LOCATED IN THE COUNTY OF WAYNE, CITY OF LIVONIA, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS: THE SOUTH 190 FEET OF THE NORTH 780 FEET OF THE EAST 825 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, EXCEPT THE EAST 60 FEET THEREOF TAKEN FOR ROAD RIGHT OF WAY, EXCEPT THE NORTH 95 FEET OF THE WEST 115 FEET.

AS SURVEYED LEGAL DESCRIPTION: PART OF THE NORTHEAST QUARTER OF SECTION 27, T. 1 S., R. 9 E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION; THENCE ALONG THE EAST LINE OF SAID SECTION, NOO°02'20"W 543.46 FEET; THENCE N89°22'35"W 60.00 FEET TO THE NORTHEAST CORNER OF THE PLAT OF "PARAGON TECHNOLOGY PARK SUB'N", AS RECORDED IN LIBER 101 OF PLATS, PAGE 59, WAYNE COUNTY RECORDS AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID PLAT, N89°22'35"W 765.00 FEET; THENCE NOO°02'20"W 95.00 FEET; THENCE 589°22'35"E 115.00 FEET; THENCE NOO°02'20"W 95.00 FEET; THENCE 589°22'35"E 650.00 FEET TO A POINT ON THE WEST LINE OF MERRIMAN ROAD (60 FEET WIDE, 1/2 WIDTH); THENCE ALONG SAID WEST LINE, SOO°02'20"E 190.00 FEET TO THE POINT OF BEGINNING.

II. BACKGROUND

Schoolcraft transferred the Units to a developer who has since transferred the Units back to Schoolcraft. The Units are a part of a condominium type development with multiple other parcels utilizing common elements and infrastructure. Most of the College Park development has been completed. Unit 14 was previously transferred back to Schoolcraft and is used for MASCO's global headquarters. Schoolcraft did not seek to have that Unit returned to Public Lands because it is used for a commercial purpose. The developer transferred Unit 15 back to Schoolcraft at the same time Unit 14 was transferred to Schoolcraft. The developer also subsequently transferred Unit 11 back to Schoolcraft. The Units are currently vacant.

The Manufacturing and Engineering Center is Schoolcraft's new home for Computer Aided Design (CAD), Engineering, Electronics, Advanced Manufacturing, Mechatronics, Metallurgy, Plastic Technology, Robotics & Automation, Occupational Safety, and Welding. The facility serves 300-400 students each day (including local high school students) and is one way that Schoolcraft is investing resources to meet the modern labor demand for engineering technology professionals.

III. FUTURE USE:

Schoolcraft's future use for the Manufacturing and Engineering Center is to continue the significant progress made in developing and transforming education to meet the modern workforce demands. Schoolcraft has not made a final determination as to the Units future uses. However, Schoolcraft is committed to keeping the Units uses consistent with and limited to those set forth in the Community College Act (MCL 389.101, et seq. specifically MCL 389.121, 123, and 126). As such, Schoolcraft would like the properties rezoned to be consistent with the rest of its campus which is likewise zoned as Public Lands.

IV. CITY'S TAX BASED UNCHANGED

The Units and the Manufacturing and Engineering Center are owned by Schoolcraft, which is reflected on the tax rolls. So the rezoning will have zero impact on Livonia's tax base.

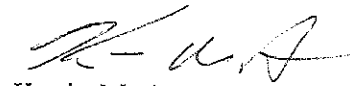
V. CONCLUSION

This request is part of cleaning up title and zoning related issues for Schoolcraft property that is dedicated to school related uses. Accordingly, the land should be rezoned to Public Lands since that will limit the future use of this land. Thank you for your time and consideration. We look forward to working with you as Schoolcraft looks to continue to developing, modernizing, and improving its campus.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

SEYBURN KAHN

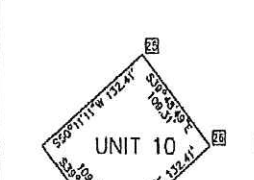
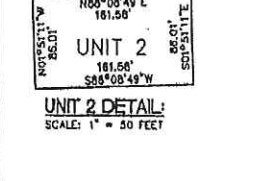
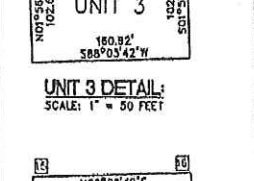
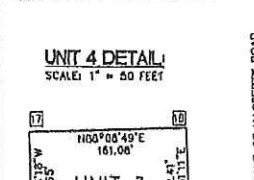
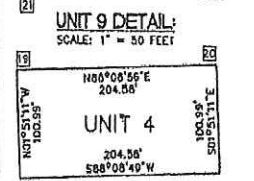
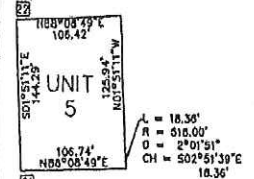
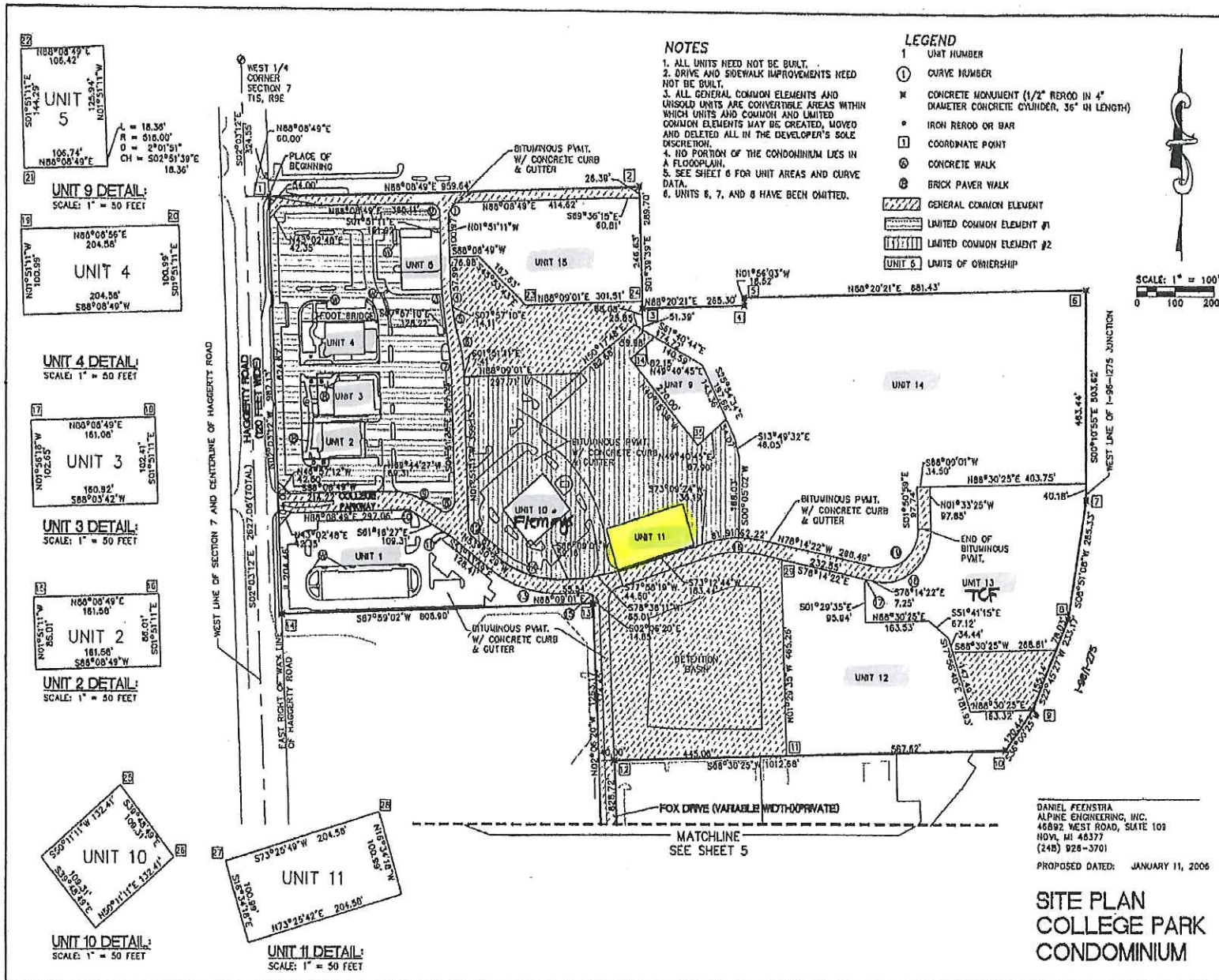
A handwritten signature in black ink, appearing to read 'K. Aoun', written over the printed name.

Kevin M. Aoun

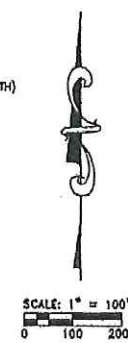
KMA/ck

CC: Glenn Cerny; Planning@ci.livonia.mi.us

Enclosures



- NOTES**
1. ALL UNITS NEED NOT BE BUILT.
 2. DRIVE AND SIDEWALK IMPROVEMENTS NEED NOT BE BUILT.
 3. ALL GENERAL COMMON ELEMENTS AND UNITS ARE CONVERTIBLE AREAS WITHIN WHICH UNITS AND COMMON AND LIMITED COMMON ELEMENTS MAY BE CREATED, MOVED AND DELETED ALL IN THE DEVELOPER'S SOLE DISCRETION.
 4. NO PORTION OF THE CONDOMINIUM LIES IN A FLOODPLAIN.
 5. SEE SHEET 6 FOR UNIT AREAS AND CURVE DATA.
 6. UNITS 6, 7, AND 8 HAVE BEEN OMITTED.
- LEGEND**
- 1 UNIT NUMBER
 - 1 CURVE NUMBER
 - CONCRETE MONUMENT (1/2" REROD IN 4" DIAMETER CONCRETE CYLINDER, 36" IN LENGTH)
 - IRON REROD OR BAR
 - COORDINATE POINT
 - CONCRETE WALK
 - BRICK PAVEMENT WALK
 - GENERAL COMMON ELEMENT
 - LIMITED COMMON ELEMENT #1
 - LIMITED COMMON ELEMENT #2
 - UNITS OF OWNERSHIP



DANIEL FEENSTRA
ALPINE ENGINEERING, INC.
46892 WEST ROAD, SUITE 103
NOVI, MI 48377
(248) 928-3701

PROPOSED DATED: JANUARY 11, 2006

**SITE PLAN
COLLEGE PARK
CONDOMINIUM**

ALPINE ENGINEERING, INC. REGISTERED PROFESSIONAL ENGINEER NO. 248-0000000000 DATE: 01-11-2006	
3 RECORDS BAY 1000 750 DO NOT SCALE 100% LIABILITY (FILL 750)	
SCHOOLCRAFT CONDOMINIUM, LLC SITE PLAN COLLEGE PARK CONDOMINIUM SECTION 7 NOVI, MI 48377 ST. CLAIR COUNTY REVISION	
DATE: BY: CHKD: APP'D:	NO. 248-0000000000 DATE: 01-11-2006

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

DAVID W. LEAR, P.E.
ASST. CITY ENGINEER



MAUREEN MILLER BROSNAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2571
FAX: (734) 466-2195

November 29, 2021

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2021-11-01-09 – #17420 College Parkway

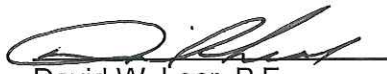
Dear Mr. Miller:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. The subject parcel is assigned the address of **#17420 College Parkway**, and the legal description contained with the petition appears to be correct. This department does not feel the change in zoning is appropriate for the subject property, as it would allow for building specifications (signage, coverage, setbacks, etc.) that would be less stringent than those that were required for the neighboring parcels within the same development.

Although we do not foresee any negative impacts to the existing utilities should the site be developed, the owner will need to provide calculations showing that the proposed development does not exceed the design capacities that were provided by the overall development. The existing parcel currently has access to public water main and sanitary sewer owned by the City of Livonia. Privately-owned storm sewer is available within the existing College Park Development, with detention for the subject parcel already being provided.

Should you have any additional questions on this matter, please feel free to contact myself at (734) 466-2608 or the City Engineer, Mr. Todd Zilincik at (734) 466-2561. If you would prefer, you can e-mail either of us at dlear@livonia.gov or tzilincik@livonia.gov.

Sincerely,


David W. Lear, P.E.
Assistant City Engineer

cc: 2021 Petition File

DEPARTMENT OF FINANCE

Michael T. Slater
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT



MAUREEN MILLER BROSINAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

November 16, 2021

Mr. Scott O. Miller
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Petition 2021-11-01-09 - 17420 College Parkway

Dear Mr. Miller,

I have reviewed the address connected with the above noted petition. As there are no outstanding amounts receivable (general or water and sewer), I have no objections to the proposal.

Please contact me if you have any further questions.

Very truly yours,


Connie Kumpula
Chief Accountant

CK: jw

OFFICE OF THE TREASURER

LYNDA L. SCHEEL
CITY TREASURER



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3060
(734) 466-2245
FAX: (734) 421-7230

November 17, 2021

Mr. Scott Miller – Planner IV
Planning Commission
City of Livonia

Re: Petition 2021-11-01-09

17420 College Parkway
Schoolcraft College

Dear Mr. Miller,

In accordance with your request, the Treasurer's Office has reviewed the name and addresses connected with the above noted petition. This is listed as an inactive parcel, there are no taxes due, therefore I have no objections to the proposal.

Sincerely,


Lynda L. Scheel
Treasurer, City of Livonia

UNAPPROVED MINUTES

1

MINUTES OF THE 1,180th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, December 14, 2021, the City Planning Commission of the City of Livonia held its 1,180th Public Hearing and Regular Meeting in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

Mr. Ian Wilshaw, Chairman, called the meeting to order at 7 p.m.

Members present: David Bongero Sam Caramagno Betsy McCue
 Carol Smiley Peter Ventura Ian Wilshaw

Members absent: Glen Long

Mr. Mark Taormina, Planning Director, and Stephanie Reece, Program Supervisor, were also present.

Chairman Wilshaw informed the audience that if a petition on tonight's agenda involves a rezoning request, this Commission makes a recommendation to the City Council who, in turn, will hold its own public hearing and make the final determination as to whether a petition is approved or denied. The Planning Commission holds the only public hearing on a request for preliminary plat and/or vacating petition. The Commission's recommendation is forwarded to the City Council for the final determination as to whether a plat is accepted or rejected. If a petition requesting a waiver of use or site plan approval is denied tonight, the petitioner has ten days in which to appeal the decision, in writing, to the City Council. Resolutions adopted by the City Planning Commission become effective seven (7) days after the date of adoption. The Planning Commission and the professional staff have reviewed each of these petitions upon their filing. The staff has furnished the Commission with both approving and denying resolutions, which the Commission may, or may not, use depending on the outcome of the proceedings tonight.

ITEM #2 PETITION 2021-11-01-09

Schoolcraft

Mr. Caramagno, Secretary, announced the next item on the agenda, Petition 2021-11-01-09 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the property at 17420 College Parkway (Unit 11 of College Park Condominium), located on the east side of Haggerty Road between Six Mile and Seven Mile Roads in the Southwest ¼ of Section 7, from C-4, High Rise Commercial to P-L, Public Lands.

UNAPPROVED MINUTES

2

Mr. Wilshaw: Mr. Taormina has already given us the background on that item with the first one. Is there any further information on this particular petition? Nope. Is there any comments or statements that our petitioner would like to make?

Mr. Auon: No, sir.

Mr. Wilshaw: Okay. Is there anyone in the audience wishing to speak for or against, this is a public hearing, so we want to make sure we cover our basis? If not, is there any questions from any of our commissioners? If there are no questions from our commissioners, a motion would be in order.

On a motion by McCue, seconded by Bongero, and unanimously adopted, it was

#12-70-2021 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on December 14, 2021, on Petition 2021-11-01-09 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the property at 17420 College Parkway (Unit 11 of College Park Condominium), located on the east side of Haggerty Road between Six Mile and Seven Mile Roads in the Southwest ¼ of Section 7, from C-4, High Rise Commercial to P-L, Public Lands, the Planning Commission does hereby recommend to the City Council that Petition 2021-11-01-09 be approved for the following reasons:

1. That future use and development of the property is intended for Schoolcraft College purposes and P-L zoning is a more appropriate zoning.
2. That the proposed change of zoning will provide the college an opportunity to develop the subject property in a manner that is consistent with their needs.
3. That P-L zoning is compatible to and in harmony with the existing zoning of College's main campus, and
4. That the proposed change corresponds to the College's ownership of the subject property.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 and Section 13.15 of Livonia Vision 21 Zoning Ordinance.

Mr. Wilshaw: Is there any discussion?

UNAPPROVED MINUTES

3

Mr. Wilshaw, Chairman, declared the motion is carried and the foregoing resolution adopted. It will go on to City Council with an approving resolution.

CITY OF LIVONIA

RENOTICE OF PUBLIC HEARING

In accordance with the provisions set forth in Section 401 of the Michigan Zoning Enabling Act, Act 110 of the Public Acts of Michigan of 2006, as amended (MCL 125.3502) as well as Livonia Vision 21 Zoning Ordinance, Article XIII, the Council has determined that a Public Hearing will take place before the Council of the City of Livonia on **Wednesday, February 23, 2022 at 7:00 P.M.**, in the Auditorium at City Hall, 33000 Civic Center Drive, Livonia, Michigan, with respect to the following item:

Petition 2021-11-01-09 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone property at 17420 College Parkway (Unit 11 of College Park Condominium), located on the east side of Haggerty Road between Six Mile and Seven Mile Roads in the Southwest ¼ of Section 7, from C-4, High Rise Commercial to P-L, Public Lands.

SUSAN M. NASH, CITY CLERK

PUBLISH: February 11, 2022

CITY OF LIVONIA

NOTICE OF PUBLIC HEARING

In accordance with the provisions set forth in Section 401 of the Michigan Zoning Enabling Act, Act 110 of the Public Acts of Michigan of 2006, as amended (MCL 125.3502) as well as Livonia Vision 21 Zoning Ordinance, Article XIII, the Council has determined that a Public Hearing will take place before the Council of the City of Livonia on **Wednesday, February 2, 2022 at 7:00 P.M.**, in the Auditorium at City Hall, 33000 Civic Center Drive, Livonia, Michigan, with respect to the following item:

Petition 2021-11-01-09 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone property at 17420 College Parkway (Unit 11 of College Park Condominium), located on the east side of Haggerty Road between Six Mile and Seven Mile Roads in the Southwest $\frac{1}{4}$ of Section 7, from C-4, High Rise Commercial to P-L, Public Lands.

SUSAN M. NASH, CITY CLERK



LETTER TO THE LIVONIA CITY COUNCIL

3

Planning
December 15, 2021

MEETING DATE

Public Hearing of February 23, 2022

PREPARED BY

Stephanie Reece, Program Supervisor

AGENDA ITEM

Petition 2021-11-01-10 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the property at 13001 Merriman Road, located on the west side of Merriman Road between Glendale Avenue and Schoolcraft Road in the Northeast ¼ of Section 27, from M-2, General Manufacturing to P-L, Public Lands.

BACKGROUND

RECOMMENDATION

At the 1,180th Public Hearing and Regular Meeting held by the City Planning Commission on December 14, 2021; the following resolution was unanimously adopted:

#12-71-2021 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on December 14, 2021, on Petition 2021-11-01-10 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the property at 13001 Merriman Road, located on the west side of Merriman Road between Glendale Avenue and Schoolcraft Road in the Northeast ¼ of Section 27, from M-2, General Manufacturing to P-L, Public Lands, the Planning Commission does hereby recommend to the City Council that Petition 2021-11-01-10 be approved for the following reasons:

1. That the current use of the property is for educational purposes for which P-L zoning is a more appropriate zoning.
2. That a change to P-L is compatible to and in harmony with the surrounding industrial and P-L zoning in the area, and
3. That the proposed change corresponds to the College's ownership of the subject property.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 and Section 13.15 of Livonia Vision 21 Zoning Ordinance.

FISCAL CONSIDERATION

ATTACHMENTS

1. 2021-11-01-10_Schoolcraft_E-COUNCIL Pkt

APPROVED BY



Date: December 16, 2021

Mark Taormina, Planning and Economic Development Director



Date: December 22, 2021

Maureen Miller Brosnan, Mayor

Petition 2021-11-01-10 submitted by Schoolcraft College,
pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21
Zoning Ordinance, requesting to rezone the property at 13001
Merriman Road, located on the west side of Merriman Road
between Glendale Avenue and Schoolcraft Road in the
Northeast ¼ of Section 27, from M-2, General Manufacturing to
P-L, Public Lands.

REZONING APPLICATION
CITY OF LIVONIA, MICHIGAN

All applications must be presented in quadruplicate to the City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097. Applications **must** include property owner's name, address and notarized signature. **You are invited and encouraged to review your proposal with the Planning Department staff.**

Date Filed: 11-12-21 Petition 2021-11-01-10

Site Address: 13001 Merriman, Livonia, MI 48150 Sidwell 105-99-0041-002

Requesting To Rezone Property From New Zone M-2 To PL

For the Following Reason (s) Owned by Schoolcraft; See attached letter

Applicant: Kevin M. Aoun (outside counsel) Business/Company: Seyburn Kahn

Applicant's Address: 2000 Town Center Suite 1500 City: Southfield State: MI Zip Code: 48075

Applicant's Phone # (248) 353-7620 Applicant's Email kaoun@seyburn.com

Please provide the following information:

- 1) **Legal Description** of the property to be considered. Paper copy must be clearly printed.
- 2) **Fully Dimensional Map (3 copies)** drawn at an appropriate scale, with a north arrow, dated & legend key to symbols and showing:
 - The land that would be affected by the proposed amendment.
 - The dimensions, square footage & acreage of the land.
 - The existing conditions of the site, including all structures & parking layout.
 - A legal description of the land to be rezoned.
 - All public and private right-of-ways & easements bounding & intersecting the site.
 - A preliminary plan showing the proposed land use(s) of the land under consideration.
 - The zoning classification of all abutting zoning districts.
 - The structures and existing land uses on all property adjacent to the subject parcel and on other such property as may, in the City Planner's determination, be necessary to properly reflect the existing character of the surrounding neighborhood.
- 3) A copy of the Fully Dimensional Map submitted in a pdf. format either on a CD or it can be emailed to Planning@ci.livonia.mi.us

Owner of Property: Schoolcraft Community College

Owner's Address: 18600 Haggerty Rd City: Livonia State: MI Zip Code: 48152

Owner's Phone # (734) 462-4400 Owner's Email gcerny@schoolcraft.edu

Signature of Owner: [Signature] Print Name: Dr. Glenn Cerny

Subscribed and sworn to before me, a Notary Public in and for the County of Wayne State of MI

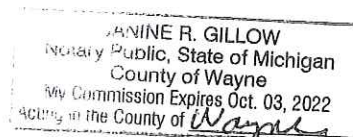
on this 11th day of November 20 21

Signature of Notary [Signature] My commission expires 10-3-22

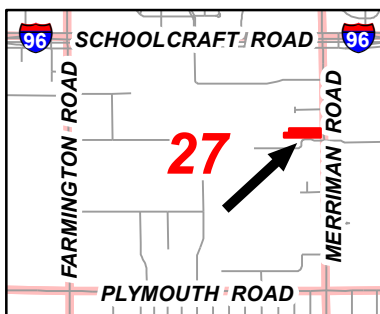
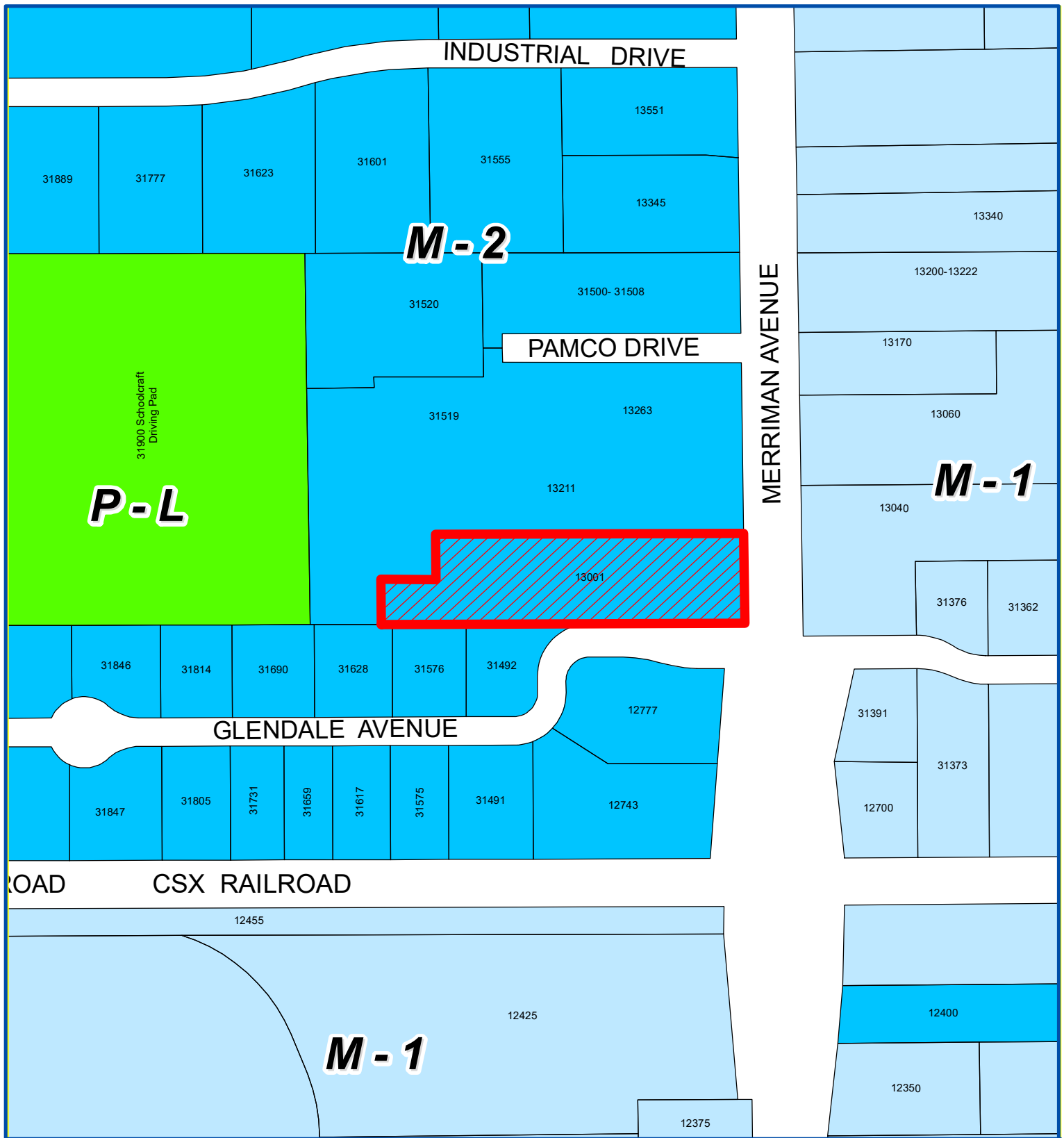
APPROVED AS FORM
Department of Law

By: [Signature]

Date: 11/12/2021



RECEIVED
OFFICE OF THE CITY CLERK
2021 NOV 12 AM 8:44



Address & Zoning Map

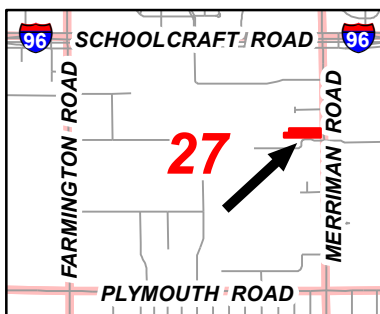
Petition 2021-11-01-10
Schoolcraft College
13001 Merriman Road
From M-2 to P-L



Not to Scale



City of Livonia
Planning Department



Aerial Map

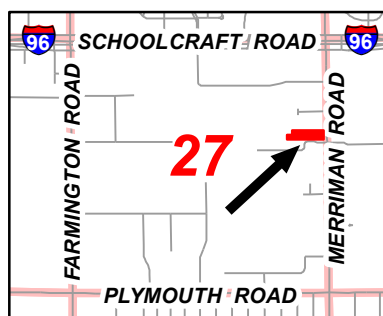
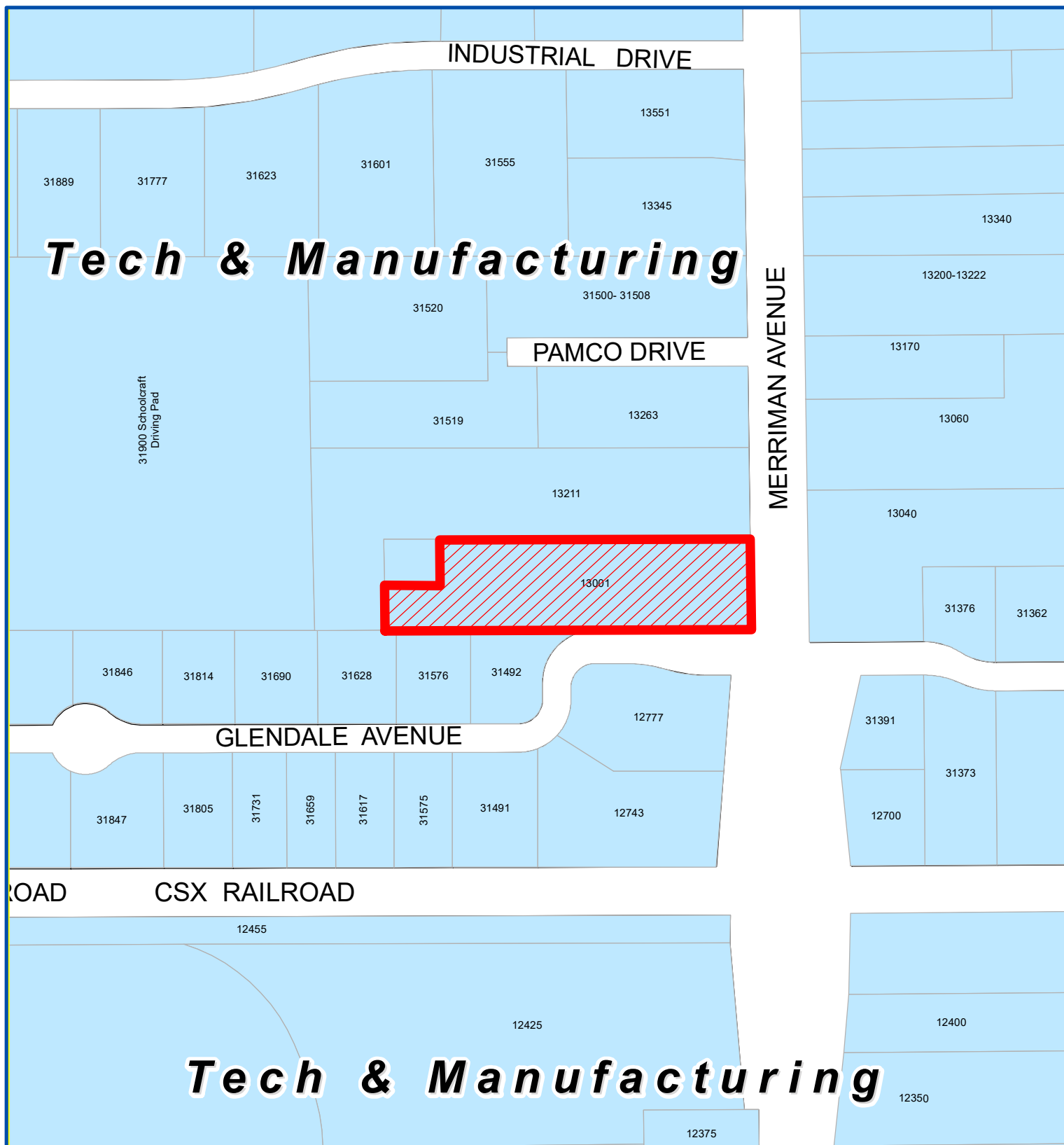
Petition 2021-11-01-10
Schoolcraft College
13001 Merriman Road
From M-2 to P-L



Not to Scale



City of Livonia
Planning Department



Future Land Use Map

Petition 2021-11-01-10
 Schoolcraft College
 13001 Merriman Road
 From M-2 to P-L



Not to Scale



City of Livonia
 Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 3

Petition 2021-11-01-10 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the property at 13001 Merriman Road, located on the west side of Merriman Road between Glendale Avenue and Schoolcraft Road in the Northeast $\frac{1}{4}$ of Section 27, from M-2, General Manufacturing to P-L, Public Lands.

December 7, 2021: Study Meeting:

This is the third of three requests by Schoolcraft College to rezone property it owns to P-L. The subject property is located on the west side of Merriman Road between Glendale Avenue and Schoolcraft Road. It is 3.09 acres in size, measuring 190 feet in frontage along Merriman Road by a depth of 765 feet along its southern property line. Located on the site is a 47,936 square foot industrial building and its associated parking. The site is completely surrounded by industrial type buildings and uses.

In a letter that was submitted with all three rezoning requests, it is explained that the two units that are part of the condominium association were previously rezoned to commercial uses and have since been returned undeveloped to Schoolcraft College. The other property on Merriman Road, known as the College's Manufacturing and Engineering Center, was acquired by Schoolcraft College around 2019. The letter explains that Schoolcraft College would like to rezone the properties to P-L so that their usage stays college related. The letter goes on further to explain that the proposed rezonings would not impact Livonia's tax base because the properties are shown on the tax rolls as school property. Schoolcraft College would like the properties rezoned so that they are consistent with the rest of its campus, which is zoned P-L. Schoolcraft College has not made a final determination as to future uses of the two (2) vacant condominium units. The existing Manufacturing and Engineering Center on Merriman Road is the college's new home for Computer Aided Design (CAD), engineering, electronics, advance manufacturing, mechatronics, metallurgy, plastic technology, robotics & automation, occupational safety, and welding. This facility serves 300-400 students each day.

The Livonia Vision 21 (LV21) Future Land Use map shows the subject area as a *Tech and Manufacturing*.

December 14, 2021: Public Hearing:

Approving Resolution: That the request to rezone the property at 13001 Merriman Road from M-2 to P-L is hereby approved, subject to City Council approval, for the following reasons:

1. That the current use of the property is for educational purposes for which P-L zoning is a more appropriate zoning.
2. That a change to P-L is compatible to and in harmony with the surrounding industrial and P-L zoning in the area, and

PUBLIC HEARING

ITEM 3 Petition 2021-11-01-10 – 13001 Merriman Road

Page 2

3. That the proposed change corresponds to the College's ownership of the subject property.

Denying Reasons: That the request to rezone the property at 13001 Merriman Road from M-2 to P-L is hereby approved is hereby denied for the following reasons:

1. That the proposed change of zoning is inconsistent with the established pattern of development and would adversely alter the character of the area.
2. That the proposed zoning change is not supported by the Livonia Vision 21 (LV21) Future Land Use map which shows this site as Tech and Manufacturing.
3. That the proposed change of zoning is not needed to develop the subject property in accordance with the Master Plan, and
4. That the proposal fails to conclusively deal with all the concerns deemed necessary for the safety and welfare of the city and its residents.



SEYBURN KAHN
ATTORNEYS & COUNSELORS

2000 TOWN CENTER, SUITE 1500, SOUTHFIELD, MICHIGAN 48075-1148

TELEPHONE (248) 353-7620
FACSIMILE (248) 353-3727

MARK S. COHN
ALAN M. STILLMAN
MICHAEL N. SANTEUFEMIA
HENRY M. NIRENBERG, LL.M.
BARRY M. ROSENBAUM
TOVA SHABAN
RONALD L. CORNELL, JR.*

MICHAEL D. MEZEY
BRADLEY F. SCOBEL
KIMBERLY M. HUSTON
ALEXANDER G. DOMENICUCCI
DUNCAN P. OGILVIE
DAVID F. HANSMA

DAVID T. LIN*
SCOTT G. WALLACE*
KEVIN M. AOUN
TREVOR J. WESTON
NICOLAS CARMARGO

OF COUNSEL
RICHARD E. BAKER
DAVID C. MAY

*ALSO MEMBER OF NORTH CAROLINA BAR
*ALSO MEMBER OF ILLINOIS BAR
*ALSO MEMBER OF FLORIDA BAR

November 11, 2021

Honorable Members of the City Council and
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

RE: Schoolcraft's Petition to Rezone Units 11 and 15 and the Manufacturing and Engineering Center to Public Lands

Dear Council Members and Planning Commission:

Schoolcraft Community College respectfully requests that the City of Livonia rezone Units 11 and 15 (collectively, the "Units") and 13001 Merriman (the "Manufacturing and Engineering Center") to Public Lands. The Units were previously rezoned to commercial uses and have since been returned undeveloped to Schoolcraft. The Manufacturing and Engineering Center was acquired by Schoolcraft around 2019. Schoolcraft would like to keep its property zoned Public Lands so that it can only be used for college related purposes. This rezoning will not impact Livonia's tax base because the properties are shown on the tax rolls as Schoolcraft's property.

I. PROPERTIES WITH REQUESTED REZONING

Unit 11:

- **Address:** 17420 College Parkway (Per Tax Records; Not On New Zoning Map)
- **Parcel ID:** 189-01-0011-000
- **Current Zoning:** New Zone C-4
- **Legal Description:** UNIT 11, COLLEGE PARK CONDOMINIUM, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 41832, PAGES 271 THROUGH 334 INCLUSIVE, AS AMENDED BY FIRST AMENDMENT TO MASTER DEED OF COLLEE PARK CONDOMINIUM DATED AS OF NOVEMBER 22, 2004 AND RECORDED JUNE 15, 2005 IN LIBER 42791, PAGE 1, AND BY SECOND AMENDMENT TO MASTER DEED OF COLLEGE PARK CONDOMINIUM DATED AS OF MARCH 22, 2006 AND RECORDED JUNE 7, 2006 IN LIBER 44784, PAGE 57, WAYNE COUNTY RECORDS, AND DESIGNATED AS WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 815, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

Unit 15:

- **Address:** 17950 College Parkway
- **Parcel ID:** 189-99-0037-000
- **Current Zoning:** New Zone C-1
- **Legal Description:** UNIT 15, COLLEGE PARK CONDOMINIUM, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 41832, PAGES 271 THROUGH 334 INCLUSIVE, AS AMENDED BY FIRST AMENDMENT TO MASTER DEED OF COLLEE PARK CONDOMINIUM DATED AS OF NOVEMBER 22, 2004 AND RECORDED JUNE 15, 2005 IN LIBER 42791, PAGE 1, AND BY SECOND AMENDMENT TO MASTER DEED OF COLLEGE PARK CONDOMINIUM DATED AS OF MARCH 22, 2006 AND RECORDED JUNE 7, 2006 IN LIBER 44784, PAGE 57, WAYNE COUNTY RECORDS, AND DESIGNATED AS WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 815, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT. 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

ALSO DESCRIBED AS: COMMENCING AT THE WEST 1/4 OF SECTION 7, T. 1 S., R. 9 E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN; THENCE S. 02°03'12" E. 324.55 FEET ALONG THE WEST LINE OF SAID SECTION 7 AND THE CENTERLINE OF HAGGERTY ROAD (120 FEET WIDE); THENCE N. 88°08'49" E. 1019.64 FEET; THENCE S. 01°39'39" E. 26.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S. 01°39'39" E. 246.63 FEET; THENCE S. 88°09'01" W. 301.51 FEET; THENCE N. 45°53'43" W. 167.63 FEET; THENCE S. 88°08'49" W 76.98 FEET; THENCE N01°51'21" W 100.97 FEET; THENCE 35.34 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 42.13 FEET AND A CHORD THAT BEARS N. 34°47'15" E. 34.31 FEET; THENCE N. 88°08'49" E. 414.62 FEET; THENCE S. 89°36'15" E. 60.81 FEET TO THE POINT OF BEGINNING, BEING PART OF THE SOUTHWEST 1/4 OF SAID SECTION 7, CONTAINING 2.45 ACRES OF LAND, MORE OR LESS, AND BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

Manufacturing and Engineering Center

- **Address:** 13001 Merriman, Livonia, MI 48150
- **Parcel ID:** 105-99-0041-002
- **Current Zoning:** New Zone M-2 General Manufacturing
- **Legal Description:** A PARCEL OF LAND LOCATED IN THE COUNTY OF WAYNE, CITY OF LIVONIA, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS: THE SOUTH 190 FEET OF THE NORTH 780 FEET OF THE EAST 825 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, EXCEPT THE EAST 60 FEET THEREOF TAKEN FOR ROAD RIGHT OF WAY, EXCEPT THE NORTH 95 FEET OF THE WEST 115 FEET.

AS SURVEYED LEGAL DESCRIPTION: PART OF THE NORTHEAST QUARTER OF SECTION 27, T. 1 S., R. 9 E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION; THENCE ALONG THE EAST LINE OF SAID SECTION, NOO°02'20"W 543.46 FEET; THENCE N89°22'35"W 60.00 FEET TO THE NORTHEAST CORNER OF THE PLAT OF "PARAGON TECHNOLOGY PARK SUB'N", AS RECORDED IN LIBER 101 OF PLATS, PAGE 59, WAYNE COUNTY RECORDS AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID PLAT, N89°22'35"W 765.00 FEET; THENCE NOO°02'20"W 95.00 FEET; THENCE 589°22'35"E 115.00 FEET; THENCE NOO°02'20"W 95.00 FEET; THENCE 589°22'35"E 650.00 FEET TO A POINT ON THE WEST LINE OF MERRIMAN ROAD (60 FEET WIDE, 1/2 WIDTH); THENCE ALONG SAID WEST LINE, SOO°02'20"E 190.00 FEET TO THE POINT OF BEGINNING.

II. BACKGROUND

Schoolcraft transferred the Units to a developer who has since transferred the Units back to Schoolcraft. The Units are a part of a condominium type development with multiple other parcels utilizing common elements and infrastructure. Most of the College Park development has been completed. Unit 14 was previously transferred back to Schoolcraft and is used for MASCO's global headquarters. Schoolcraft did not seek to have that Unit returned to Public Lands because it is used for a commercial purpose. The developer transferred Unit 15 back to Schoolcraft at the same time Unit 14 was transferred to Schoolcraft. The developer also subsequently transferred Unit 11 back to Schoolcraft. The Units are currently vacant.

The Manufacturing and Engineering Center is Schoolcraft's new home for Computer Aided Design (CAD), Engineering, Electronics, Advanced Manufacturing, Mechatronics, Metallurgy, Plastic Technology, Robotics & Automation, Occupational Safety, and Welding. The facility serves 300-400 students each day (including local high school students) and is one way that Schoolcraft is investing resources to meet the modern labor demand for engineering technology professionals.

III. FUTURE USE:

Schoolcraft's future use for the Manufacturing and Engineering Center is to continue the significant progress made in developing and transforming education to meet the modern workforce demands. Schoolcraft has not made a final determination as to the Units future uses. However, Schoolcraft is committed to keeping the Units uses consistent with and limited to those set forth in the Community College Act (MCL 389.101, et seq. specifically MCL 389.121, 123, and 126). As such, Schoolcraft would like the properties rezoned to be consistent with the rest of its campus which is likewise zoned as Public Lands.

IV. CITY'S TAX BASED UNCHANGED

The Units and the Manufacturing and Engineering Center are owned by Schoolcraft, which is reflected on the tax rolls. So the rezoning will have zero impact on Livonia's tax base.

V. CONCLUSION

This request is part of cleaning up title and zoning related issues for Schoolcraft property that is dedicated to school related uses. Accordingly, the land should be rezoned to Public Lands since that will limit the future use of this land. Thank you for your time and consideration. We look forward to working with you as Schoolcraft looks to continue to developing, modernizing, and improving its campus.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

SEYBURN KAHN

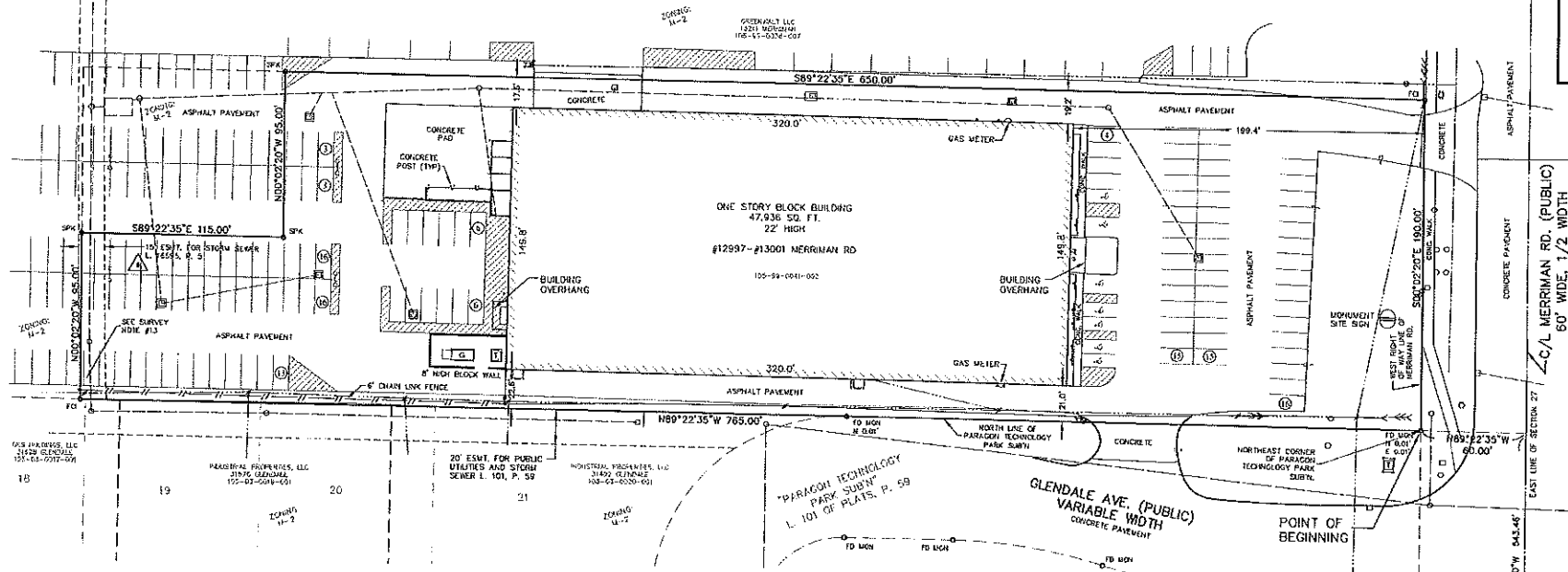
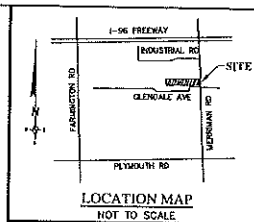


Kevin M. Aoun

KMA/ck

CC: Glenn Cerny; Planning@ci.livonia.mi.us

Enclosures



SURVEY NOTES:

- THE SURVEYED PROPERTY IS IN A FLOOD HAZARD FLOOD ZONE II, FIRM MAP NO. 1814000000, EFFECTIVE DATE 2-2-2012. THE ABOVE FLOOD PLAIN DESIGNATION IS FOR INFORMATION ONLY AND IS BASED ON THE FIRM MAP LISTED ABOVE. AVAILABLE INFORMATION FROM FEMA ON THE DATE OF THIS SURVEY. THIS SURVEY ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
- THE BEARINGS ARE BASED ON THE NORTH LINE OF "PARAGON TECHNOLOGY PARK SUB" AS RECORDED IN UNDER 101 OF PLATS, PAGE 58, WAYNE COUNTY RECORDS, BEING N. 81°22'35" W.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.
- PARKING: 113 REGULAR PARKING SPACES, 7 HANDICAPPED SPACES, 120 TOTAL PARKING SPACES.
- PARCEL CONTAINS 124,411 SQUARE FEET OR 3.09 ACRES OF LAND.
- AT THE TIME OF INSPECTION THERE WAS NO OBSERVED EVIDENCE OF CEMETERIES LOCATED ON SUBJECT PROPERTY.
- THE SITE IS ZONED M-2, GENERAL MANUFACTURING. DETACHMENTS: FRONT: 50', SIDE: 20', SIDE YARD ADJUTING A STREET: 25', REAR: 50'. SETBACKS ARE LISTED ACCORDING TO THE ZONING ORDINANCE. DETACHMENTS ARE SUBJECT TO INTERPRETATION OF FRONT, SIDE AND REAR, VARIANCES AND VARIOUS PLANNING AND SITE PLAN APPROVALS. ONLY THE APPROPRIATE MUNICIPAL AUTHORITY CAN DETERMINE IF THE SURVEYED PROPERTY CONFORMS TO ZONING REQUIREMENTS. THE SURVEYOR CAN SHOW THE SETBACK LINES ON THE DRAWING ONLY IF A ZONING REPORT IS PROVIDED THAT ELABORATES THE DETACHMENT LINES. A MORE DETAILED RESPONSE TO ITEMS 8a AND 8b REQUIRES A COMPLETE ZONING REPORT. NO ZONING REPORT WAS PROVIDED.
- THERE ARE NO CHANGES IN STREET RIGHT-OF-WAY KNOWN TO THIS SURVEYOR.
- THERE WAS NO OBSERVED EVIDENCE OF EARTHQUAKE, BUILDING CONSTRUCTION OR BUILDING ADDITIONS IN RECENT MONTHS ON DATE OF FIELD SURVEY.
- THE PROPERTY HAS DIRECT ACCESS TO MERRIMAN ROAD AND GLENDALE AVENUE, BOTH PUBLIC ROADS.
- THERE WAS NO OBSERVED EVIDENCE THAT THE SUBJECT SITE IS CURRENTLY BEING USED AS AN ACTIVE SOLID WASTE DUMP, DUMP OR SANITARY LANDFILL ON DATE OF FIELD SURVEY.
- NO UNDEVELOPED WETLANDS WERE OBSERVED AT THE TIME OF THE LATEST FIELD INSPECTION.
- INDUSTRIAL ROAD (30 FEET WIDE) APPEARS ON THE PLAT "PARAGON TECHNOLOGY PARK SUB" TO BE SHOWN NORTH OF THE REFERENCE PLAT AND ENCUMBRANCE A LENS FROM A PORTION OF LOT 13 TO A PORTION OF LOT 16. NO ENCUMBRANCES ARE PROVIDED TO THE EXTENT OF INDUSTRIAL ROAD TO WHERE IN RELATION IT MAY EFFECT THE SUBJECT PROPERTY. SINCE THEN, IT APPEARS AS IF THE ROAD HAD BEEN VACATED. HOWEVER, NOTHING IN THE TITLE WORK HAS BEEN PROVIDED STATING TO THAT EFFECT.

LEGAL DESCRIPTION (PER TITLE COMMITMENT):

A PARCEL OF LAND LOCATED IN THE COUNTY OF WAYNE, CITY OF LYONS, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:
THE SOUTH 100 FEET OF THE NORTH 200 FEET OF THE EAST 255 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LYONS, WAYNE COUNTY, MICHIGAN, EXCEPT THE EAST 60 FEET THEREOF TAKEN FOR ROAD RIGHT OF WAY, EXCEPT THE NORTH 95 FEET OF THE WEST 115 FEET.

LEGAL DESCRIPTION (AS SURVEYED):

PART OF THE NORTHEAST QUARTER OF SECTION 27, T. 1 S., R. 9 E., CITY OF LYONS, WAYNE COUNTY, MICHIGAN, DESCRIBED AS:
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION, THENCE ALONG THE EAST LINE OF SAID SECTION, N00°02'20"W 543.48 FEET; THENCE N89°22'35"W 60.00 FEET TO THE NORTHEAST CORNER OF THE PLAT OF "PARAGON TECHNOLOGY PARK SUB", AS RECORDED IN UNDER 101 OF PLATS, PAGE 58, WAYNE COUNTY RECORDS AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID PLAT, N89°22'35"W 765.00 FEET; THENCE S00°02'20"E 115.00 FEET; THENCE S00°02'20"W 55.00 FEET; THENCE S89°22'35"E 650.00 FEET TO A POINT ON THE WEST LINE OF MERRIMAN ROAD (60 FEET WIDE, 1/2 MILE); THENCE ALONG SAID WEST LINE, S00°02'30"E 190.00 FEET TO THE POINT OF BEGINNING.

LEGEND:

- MANHOLE
- GAS VALVE
- DATE VALVE
- HYDRANT
- WATER SHUT-OFF
- UTILITY POLE
- UTILITY ANCHOR
- FENCE
- SANITARY SEWER
- STORM SEWER
- GAS MAIN
- ELECTRIC CABLE
- BOUNDARY LINE
- PARCEL LINE
- SECTION LINE
- EASEMENTS
- SECTION CORNER
- FOUND MONUMENT
- FOUND CAPPED MON
- SET "P" FILE
- NUMBER OF PARKING SPACES
- EXCEPTION NUMBER

SCHEDULE B EXCEPTIONS:

1. - A. NOT MATTERS OF SURVEY.
2. - GRANT OF EASEMENT IN FAVOR OF THE CITY OF LYONS AND THE CONSENTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN UNDER 15945, PAGE 5, REVISION #244334 SHOWN.
3. - 14. NOT MATTERS OF SURVEY.

CERTIFICATION

TO: CHARTERS LLC, MARKETING GROUP, LTD., A MICHIGAN CORPORATION, HOMETOWN ONE, TITLE ADDRESS, L.L.C. AND FIRST AMERICAN TITLE INSURANCE
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MICHIGAN STANDARD DEED REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, DULY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(A), 6(B), 7(A), 8, 9, 10, AND 14-19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 7, 2021.

DATE: 09-27-2021
DATE: 09-27-2021
PROFESSIONAL SURVEYOR NO. 67109
JONATHAN PETERSON 20200200000



REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY
OWNER REVIEW	8/25/21	JAW	OWNER REVIEW	8/25/21	JAW	OWNER REVIEW	8/25/21	JAW	OWNER REVIEW	8/25/21	JAW
OWNER REVIEW	8/27/21	JAW	OWNER REVIEW	8/27/21	JAW	OWNER REVIEW	8/27/21	JAW	OWNER REVIEW	8/27/21	JAW
DESIGN DEVELOPMENT	9/12/21	JAW	DESIGN DEVELOPMENT	9/12/21	JAW	DESIGN DEVELOPMENT	9/12/21	JAW	DESIGN DEVELOPMENT	9/12/21	JAW
PERMITS	9/24/21	JAW	PERMITS	9/24/21	JAW	PERMITS	9/24/21	JAW	PERMITS	9/24/21	JAW

ZIMET WOZNIAK
11111 E. 11th Ave., Suite 100
Livonia, MI 48150
734.461.1111
www.zimetwoznia.com

ALTA/NSPS LAND TITLE SURVEY
MANUFACTURING & ENGINEERING CENTER
LYONS, MICHIGAN

PROJECT SPONSOR:
SCHOOLCRAFT COLLEGE
18800 HAGGERTY ROAD
LYONS, MI 48152

FIRST AMERICAN TITLE INSURANCE COMPANY, FILE 251876, COMMITMENT DATE NOVEMBER 21, 2018

ALTA/NSPS LAND TITLE SURVEY
MANUFACTURING & ENGINEERING CENTER
LYONS, MICHIGAN

DATE: 09-27-2021
DATE: 09-27-2021
PROFESSIONAL SURVEYOR NO. 67109
JONATHAN PETERSON 20200200000

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

DAVID W. LEAR, P.E.
ASST. CITY ENGINEER



MAUREEN MILLER BROSNAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2571
FAX: (734) 466-2195

November 29, 2021

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2021-11-01-10 – #13001 Merriman Road

Dear Mr. Miller:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. The subject parcel is assigned the address of **#13001 Merriman Road**, and the legal description contained with the petition appears to be correct. This department does not feel the change in zoning is appropriate for the subject property, as it would allow for building specifications (signage, coverage, setbacks, etc.) that would be less stringent than those that were required for the neighboring parcels within the same development.

The existing parcel currently has access to public water main and sanitary sewer owned by the City of Livonia. Privately-owned storm sewer is available within the existing parcel. At this time, there is nothing that would indicate negative impacts to any of the existing utilities since the petition is for zoning purposes. Should the site be re-developed, or additional construction planned, the owner would need to submit drawings to this Department to determine if permits will be required.

Should you have any additional questions on this matter, please feel free to contact myself at (734) 466-2608 or the City Engineer, Mr. Todd Zilincik at (734) 466-2561. If you would prefer, you can e-mail either of us at dlear@livonia.gov or tzilincik@livonia.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "David W. Lear".

David W. Lear, P.E.
Assistant City Engineer

cc: 2021 Petition File

DEPARTMENT OF FINANCE

Michael T. Slater
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT



MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

November 16, 2021

Mr. Scott O. Miller
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Petition 2021-11-01-10 - 13001 Merriman Road

Dear Mr. Miller,

I have reviewed the address connected with the above noted petition. As there are no outstanding amounts receivable (general or water and sewer), I have no objections to the proposal.

Please contact me if you have any further questions.

Very truly yours,


Connie Kumpula
Chief Accountant

CK: jw

OFFICE OF THE TREASURER

LYNDA L. SCHEEL
CITY TREASURER



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3060
(734) 466-2245
FAX: (734) 421-7230

November 17, 2021

Mr. Scott Miller – Planner IV
Planning Commission
City of Livonia

Re: Petition 2021-11-01-10

13001 Merriman Road
Schoolcraft College

Dear Mr. Miller,

In accordance with your request, the Treasurer's Office has reviewed the name and addresses connected with the above noted petition. This is listed as an exempt parcel, there are no taxes due, therefore I have no objections to the proposal.

Sincerely,


Lynda L. Scheel
Treasurer, City of Livonia

UNAPPROVED MINUTES

1

MINUTES OF THE 1,180th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, December 14, 2021, the City Planning Commission of the City of Livonia held its 1,180th Public Hearing and Regular Meeting in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

Mr. Ian Wilshaw, Chairman, called the meeting to order at 7 p.m.

Members present: David Bongero Sam Caramagno Betsy McCue
 Carol Smiley Peter Ventura Ian Wilshaw

Members absent: Glen Long

Mr. Mark Taormina, Planning Director, and Stephanie Reece, Program Supervisor, were also present.

Chairman Wilshaw informed the audience that if a petition on tonight's agenda involves a rezoning request, this Commission makes a recommendation to the City Council who, in turn, will hold its own public hearing and make the final determination as to whether a petition is approved or denied. The Planning Commission holds the only public hearing on a request for preliminary plat and/or vacating petition. The Commission's recommendation is forwarded to the City Council for the final determination as to whether a plat is accepted or rejected. If a petition requesting a waiver of use or site plan approval is denied tonight, the petitioner has ten days in which to appeal the decision, in writing, to the City Council. Resolutions adopted by the City Planning Commission become effective seven (7) days after the date of adoption. The Planning Commission and the professional staff have reviewed each of these petitions upon their filing. The staff has furnished the Commission with both approving and denying resolutions, which the Commission may, or may not, use depending on the outcome of the proceedings tonight.

ITEM #3 PETITION 2021-11-01-10

Schoolcraft

Mr. Caramagno, Secretary, announced the next item on the agenda, Petition 2021-11-01-10 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the property at 13001 Merriman Road, located on the west side of Merriman Road between Glendale Avenue and Schoolcraft Road in the Northeast ¼ of Section 27, from M-2, General Manufacturing to P-L, Public Lands.

UNAPPROVED MINUTES

2

Mr. Taormina: This is a request by Schoolcraft College to rezone a property that it owns and utilizes for educational purposes. In this case, the property is on Merriman Road on the northwest corner of Glendale Avenue and Merriman Roads. This property is just over 3 acres in area. It has 190 feet of frontage on Merriman by a depth of roughly 765 feet. This property contains a roughly 40,000 square foot former manufacturing facility. It is now used as part of the college's manufacturing and engineering center. The subject property is shown on our Master Plan as Tech and Manufacturing. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Taormina: The first item is from the Engineering Division, dated November 29, 2021, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. The subject parcel is assigned the address of #13001 Merriman Road, and the legal description contained with the petition appears to be correct. This department does not feel the change in zoning is appropriate for the subject property, as it would allow for building specifications (signage, coverage, setbacks, etc.) that would be less stringent than those that were required for the neighboring parcels within the same development. The existing parcel currently has access to public water main and sanitary sewer owned by the City of Livonia. Privately-owned storm sewer is available within the existing parcel. At this time, there is nothing that would indicate negative impacts to any of the existing utilities since the petition is for zoning purposes. Should the site be re-developed, or additional construction planned, the owner would need to submit drawings to this Department to determine if permits will be required."* The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Finance Department, dated November 16, 2021, which reads as follows: *"I have reviewed the addresses connected with the above noted petition. As there are no outstanding amounts receivable, general or water and sewer, I have no objections to the proposal."* The letter is signed by Connie Kumpula, Chief Accountant. The next letter is from the Treasurer's Department, dated November 17, 2021, which reads as follows: *"In accordance with your request, the Treasurer's Office has reviewed the name and addresses connected with the above noted petition. This is listed as an exempt parcel, there are no taxes due, therefore I have no objections to the proposal."* The letter is signed by Lynda Scheel, Treasurer. That is the extent of the correspondence.

UNAPPROVED MINUTES

3

- Mr. Wilshaw: Are there any questions of the Planning Director?
- Mr. Ventura: Mr. Taormina, in the event that Schoolcraft College were to sell this building, it would come before us to be rezoned back to Tech and Engineering or one of the zoning categories other than PL and then it would be subject to all of the ordinances for the City of Livonia?
- Mr. Taormina: Most likely M-2 and yes, that would be correct.
- Mr. Ventura: Thank you.
- Mr. Wilshaw: Thank you, Mr. Ventura. Any other questions? If not, we will go to our petitioner again. Good evening.
- Mr. Auon: Good evening, again. So, this building is actually fully built out. It is a fantastic facility for vocational and trades. It has our plastics. It has CAD. A lot of hands-on learning takes place here. If anyone here hasn't visited this building, we welcome anyone and we will give you a visit to walk through, because this is truly a gem. It is unfortunate that it is not on the main campus, a little bit further away, but this area has become almost a little satellite with some of our other hands-on programs like that. Again, same as before, it is for Schoolcraft purposes. We want to keep it there in Public Lands, as Mr. Taormina pointed out. If we wanted to change this and change the building, we would have to get it pulled out of Public Lands. We have no intention of doing that at this time. Obviously, who knows what the future holds. It actually makes it harder to sell once we put it into Public Lands, because it is a process to get it out, to come back here for anyone who would have to buy it. It is almost kind of cementing it as our uses and gives a lot more control back to the Planning Commission if it ever goes back to any type of commercial use.
- Mr. Wilshaw: Thank you. Any questions for our petitioner regarding this property? I don't see any of questions from any of our commissioners. There is no one in our audience, I believe, wishing to speak for or against this. Again, we will give you final word. Is there any final words you would like to make?
- Mr. Auon: No, sir.
- Mr. Wilshaw: Thank you. With that, I will go to the commission and look for a motion.

On a motion by Bongero, seconded by McCue, and unanimously adopted, it was

#12-71-2021 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on December 14, 2021, on Petition 2021-11-01-10 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the property at 13001 Merriman Road, located on the west side of Merriman Road between Glendale Avenue and Schoolcraft Road in the Northeast ¼ of Section 27, from M-2, General Manufacturing to P-L, Public Lands, the Planning Commission does hereby recommend to the City Council that Petition 2021-11-01-10 be approved for the following reasons:

1. That the current use of the property is for educational purposes for which P-L zoning is a more appropriate zoning.
2. That a change to P-L is compatible to and in harmony with the surrounding industrial and P-L zoning in the area, and
3. That the proposed change corresponds to the College's ownership of the subject property.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 and Section 13.15 of Livonia Vision 21 Zoning Ordinance.

Mr. Wilshaw: Is there any discussion?

Mr. Wilshaw, Chairman, declared the motion is carried and the foregoing resolution adopted. It will go on to City Council with an approving resolution.

CITY OF LIVONIA

RENOTICE OF PUBLIC HEARING

In accordance with the provisions set forth in Section 401 of the Michigan Zoning Enabling Act, Act 110 of the Public Acts of Michigan of 2006, as amended (MCL 125.3502) as well as Livonia Vision 21 Zoning Ordinance, Article XIII, the Council has determined that a Public Hearing will take place before the Council of the City of Livonia on **Wednesday, February 23, 2022 at 7:00 P.M.**, in the Auditorium at City Hall, 33000 Civic Center Drive, Livonia, Michigan, with respect to the following item:

Petition 2021-11-01-10 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone property at 13001 Merriman Road, located on the west side of Merriman Road, between Glendale Avenue and Schoolcraft Road in the Northeast $\frac{1}{4}$ of Section 27, from M-2, General Manufacturing to P-L, Public Lands.

SUSAN M. NASH, CITY CLERK

PUBLISH: February 11, 2022

CITY OF LIVONIA

NOTICE OF PUBLIC HEARING

In accordance with the provisions set forth in Section 401 of the Michigan Zoning Enabling Act, Act 110 of the Public Acts of Michigan of 2006, as amended (MCL 125.3502) as well as Livonia Vision 21 Zoning Ordinance, Article XIII, the Council has determined that a Public Hearing will take place before the Council of the City of Livonia on **Wednesday, February 2, 2022 at 7:00 P.M.**, in the Auditorium at City Hall, 33000 Civic Center Drive, Livonia, Michigan, with respect to the following item:

Petition 2021-11-01-10 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone property at 13001 Merriman Road, located on the west side of Merriman Road, between Glendale Avenue and Schoolcraft Road in the Northeast $\frac{1}{4}$ of Section 27, from M-2, General Manufacturing to P-L, Public Lands.

SUSAN M. NASH, CITY CLERK



LETTER TO THE LIVONIA CITY COUNCIL

4.

Planning
January 28, 2022

MEETING DATE

Public Hearing of February 23, 2022

PREPARED BY

Stephanie Reece, Program Supervisor,

AGENDA ITEM

Petition 2021-12-01-11 submitted by Maple Real Estate Group, L.L.C. pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the east fifty-eight feet (58') of 9120 Middlebelt Road, located on the east side of Middlebelt Road between Joy Road and West Chicago Avenue in the Southwest $\frac{1}{4}$ of Section 36, from RUF (Rural Urban Farm) to C-1 (Local Business).

BACKGROUND

RECOMMENDATION

At the 1,182nd Public Hearing and Regular Meeting held by the City Planning Commission on January 25, 2021, the following resolution was unanimously adopted:

#01-04-2022 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on January 25, 2022, on Petition 2021-12-01-11 submitted by Maple Real Estate Group, L.L.C. pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the east fifty-eight feet (58') of 9120 Middlebelt Road, located on the east side of Middlebelt Road between Joy Road and West Chicago Avenue in the Southwest $\frac{1}{4}$ of Section 36, from RUF (Rural Urban Farm) to C-1 (Local Business), the Planning Commission does hereby recommend to the City Council that Petition 2021-12-01-11 be approved for the following reasons:

1. That the proposed change of zoning is compatible to and in harmony with the surrounding land uses and zoning districts in the area.
2. That the proposed change of zoning is consistent with the developing character of the area.
3. That the proposed change of zoning represents a reasonable and logical zoning plan for the subject property which adheres to the principles of sound land use planning.
4. That the proposed change of zoning affects only a small portion of the property and will bring the subject parcel under a single zoning classification, and
5. That the proposed change of zoning is consistent with the Livonia Vision 21 Future Land Use Map.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 and 13.15 of Livonia Vision 21 Zoning Ordinance.

FISCAL CONSIDERATION

ATTACHMENTS

1. 2021-12-01-11_Maple Real Estate_E-COUNCIL Pkt
2. PH022322 Petition 2021-12-01-11 (Maple Real Estate Group)
3. PH022322 Petition 2021-12-01-11(Maple Real Estate Group) Legal Notice

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: February 03, 2022



Maureen Miller Brosnan, Mayor

Date: February 03, 2022

Petition 2021-12-01-11 submitted by Maple Real Estate Group, L.L.C. pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the east fifty-eight feet (58') of 9120 Middlebelt Road, located on the east side of Middlebelt Road between Joy Road and West Chicago Avenue in the Southwest ¼ of Section 36, from RUF (Rural Urban Farm) to C-1 (Local Business).

**REZONING APPLICATION
CITY OF LIVONIA, MICHIGAN**

All applications must be presented in quadruplicate to the City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097. Applications **must** include property owner's name, address and notarized signature. **You are invited and encouraged to review your proposal with the Planning Department staff.**

Date Filed: 12/22/2021 Petition _____

Site Address: 9106 Middlebelt Rd Sidwell 46-143-01-0068-00546- 143-01-0106-000

Requesting To Rezone Property From RUF To C1

For the Following Reason (s) To develop the property as multi-family

Applicant: Sam Fakh Business/Company: Maple Real Estate Group, LLC

Applicant's Address: 16030 Michigan Ave, Suite 200 City: Dearborn State: MI Zip Code: 48126

Applicant's Phone # (313) 477-9777 Applicant's Email sfakh@fakhilaw.com

Please provide the following information:

- 1) **Legal Description** of the property to be considered. Paper copy must be clearly printed.
- 2) **Fully Dimensional Map (3 copies)** drawn at an appropriate scale, with a north arrow, dated & legend key to symbols and showing:
 - The land that would be affected by the proposed amendment.
 - The dimensions, square footage & acreage of the land.
 - The existing conditions of the site, including all structures & parking layout.
 - A legal description of the land to be rezoned.
 - All public and private right-of-ways & easements bounding & intersecting the site.
 - A preliminary plan showing the proposed land use(s) of the land under consideration.
 - The zoning classification of all abutting zoning districts.
 - The structures and existing land uses on all property adjacent to the subject parcel and on other such property as may, in the City Planner's determination, be necessary to properly reflect the existing character of the surrounding neighborhood.
- 3) A copy of the Fully Dimensional Map submitted in a pdf. format either on a CD or it can be emailed to Planning@ci.livonia.mi.us

Owner of Property: Ventura Real Estate, LLC

Owner's Address: 2655 S Evergreen City: Southfield State: MI Zip Code: 48076

Owner's Phone # 734 751-5600 Owner's Email peter@pacommercial.com

Signature of Owner: Peter Ventura Print Name: Peter Ventura

Subscribed and sworn to before me, a Notary Public in and for the County of Wayne State of Michigan

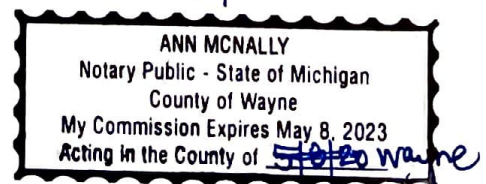
on this 22nd day of December 20 21

Signature of Notary Ann McNally My commission expires 5/8/2023

APPROVED AS FORM
Department of Law

By: _____

Date: _____



WESTFIELD AVENUE

Westfield
Office
Building
9170-9206

N-1

GRANDON AVENUE

MIDDLEBELT ROAD

OXBOW AVENUE

C-1

RUF

NM 1



Midd Retail Plaza

997

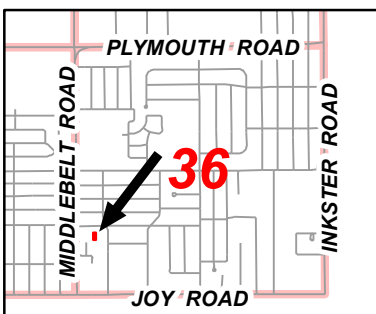
Address & Zoning Map

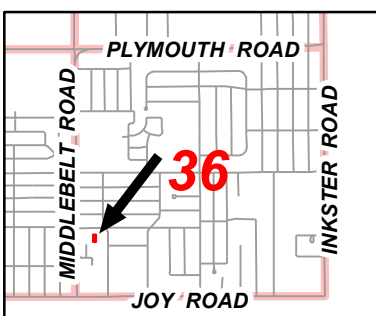
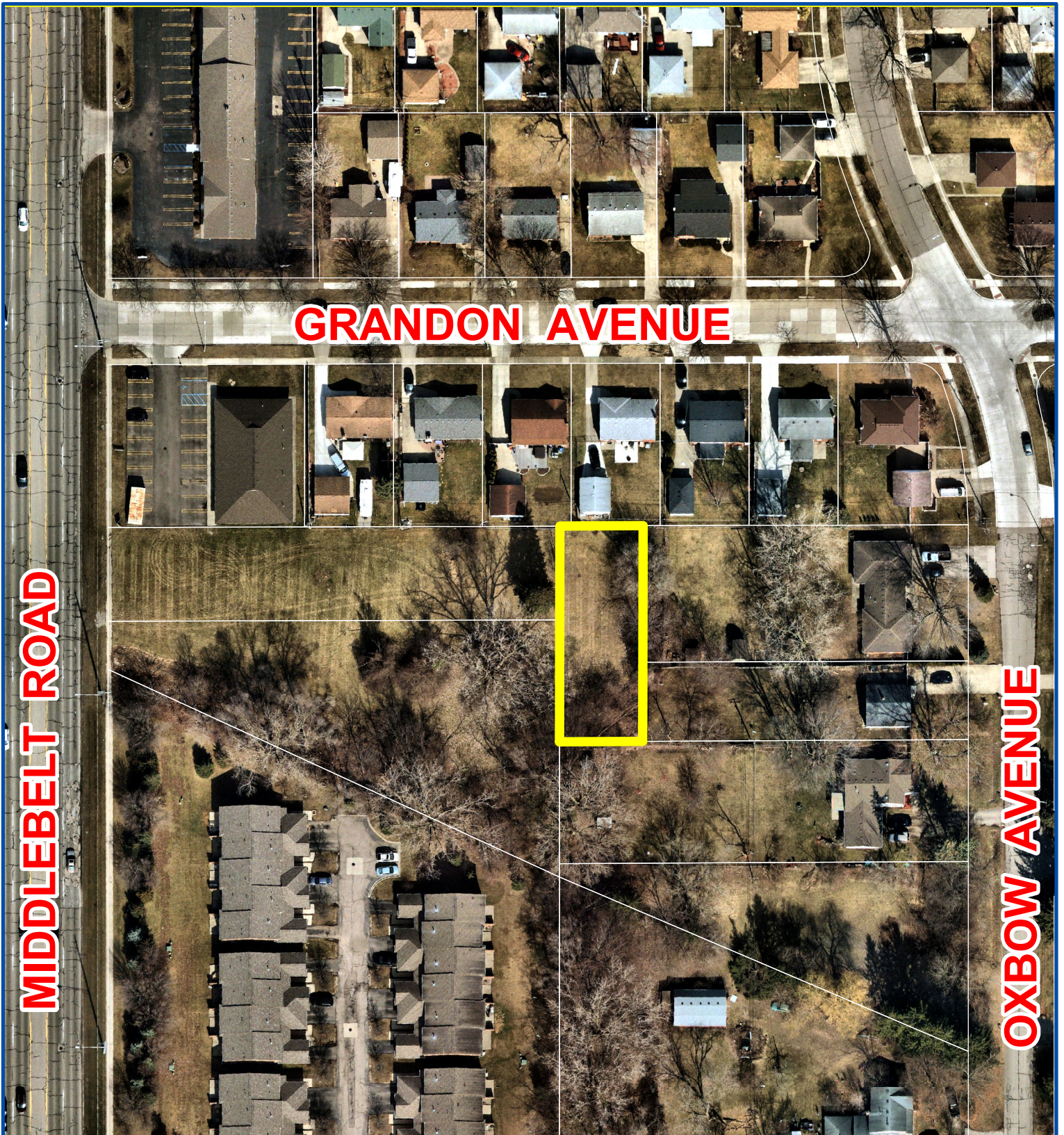
Petitions 2021-12-01-11
Maple Real Estate Group
9120 Middlebelt Road
RUF to C-1



Not to Scale

City of Livonia
Planning Department





Aerial Map

Petitions 2021-12-01-11
Maple Real Estate Group
9120 Middlebelt Road
RUF to C-1



Not to Scale



City of Livonia
Planning Department

Office
Building
9170-9206

**Corridor
Commercial**

GRANDON AVENUE

MIDDLEBELT ROAD

9130-9146

29196

29184

29172

29160

29148

29136

29082

29197

29185

29173

29161

29149

29137

29121

29069

9120

9106

9119

**Low Density
Residential**

9061

**Medium Density
Residential**

9105
9097
9089
9081
9073

9065
9057
9049
9041

9033
9025
9017
9009
9001

9082
9074
9066
9058
9050
9042

9034
9026
9018
9010
9002

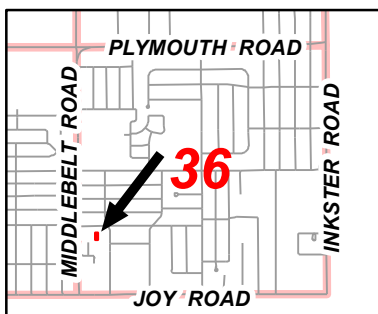
9057

9047

9035

9023

OXBOW AVENUE



Future Land Use Map

Petitions 2021-12-01-11
Maple Real Estate Group
9120 Middlebelt Road
RUF to C-1



Not to Scale

City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 1

Petition 2021-12-01-11 submitted by Maple Real Estate Group, L.L.C. pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the east fifty-eight feet (58') of 9120 Middlebelt Road, located on the east side of Middlebelt Road between Joy Road and West Chicago Avenue in the Southwest $\frac{1}{4}$ of Section 36, from RUF (Rural Urban Farm) to C-1 (Local Business).

January 18, 2022: Study Meeting:

This petition seeks to rezone the rear (easterly) part of a parcel located at 9120 Middlebelt Road, from RUF (Rural Urban Farm) to C-1 (Local Business). The remaining westerly part of the subject property, along with the adjacent parcel to the south—both owned in common—are currently zoned C-1 and would be developed as a single site. Both parcels are currently vacant. The purpose of the rezoning is to facilitate the future development of a Planned Residential Development (PRD) consisting of a multifamily apartment complex. The subject parcel is L-shaped with approximately sixty-seven feet (67') of frontage along Middlebelt Road by a depth of 373 feet along its north property line. The rear fifty-eight feet (58') of the parcel extends south for a distance of 151 feet. This is the area proposed to be rezoned. The parcel overall is 29,843 square feet in size, or 0.68 acre. The area requested to be rezoned measures 58' x 151' for a total of 8,758 square feet. The adjoining trapezoidal-shaped parcel to the south, 9106 Middlebelt, adds approximately thirty-four feet (34') of road frontage and 33,464 square feet of land area. So overall, the two (2) parcels, as a single site, contain roughly 100 feet of road frontage and have a total combined land area of 63,307 square feet, or 1.45 acres.

Section 5.02 of the Livonia Vision 21 Zoning Ordinance provides special standards for Planned Residential Developments which are treated as a waiver use in commercial districts, subject to review and approval by the Planning Commission and City Council. Planned Developments are afforded considerable design flexibility, including modification in lot sizes, modifications of yard requirements, and allowing uses not permitted in the zoning district within which the Planned Development is located, when it is determined that such modifications will result in a more efficient use of land and will not be injurious to surrounding land and to the public. Planned Developments under Section 5.02 are intended to help overcome natural and other unique obstacles or constraints that pose challenges to land development under conventional design standards. Additionally, the final determination shall be based upon the following standards as set forth in Section 5.02(4):

- a) The proposed use or uses shall be of such location, size, and character as to be in harmony with the appropriate and orderly development of the zoning district in which situated and shall not be detrimental to the orderly development of adjacent zoning districts.
- b) The location and size of the proposed use or uses, the nature and intensity of the principal use and all accessory uses, the site layout and its relation to streets giving access to it, shall be such that traffic to and from the use or uses, and the assembly of persons in connection therewith, will not be hazardous or inconvenient to the neighborhood nor conflict with the normal traffic of the neighborhood. In applying this

standard, the Commission shall consider, among other things: convenient routes for pedestrian traffic, particularly of children; the relationship of the proposed project to main traffic thoroughfares and to street and road intersections; and the general character and intensity of the existing and potential development of the neighborhood. In addition, where appropriate, the Commission shall determine that noise, vibration, odor, light, glare, heat, electromagnetic or radioactive radiation, or other external effects, from any source whatsoever which relates to the proposed use, will not have a detrimental effect upon neighboring property or the neighboring area in general.

- c) The location and height of buildings, the location and nature and height of walls and fences, and the nature and extent of landscaping of the site shall be such that they will not hinder or discourage the proper development and use of adjacent land and buildings nor impair the value thereof.
- d) The standards of density and required open space in the proposed project are at least equal to those required by this Ordinance in the zoning district in which the proposed project is to be located.

The preliminary plan shows a multifamily apartment complex made up of three (3) buildings containing eight (8) units per building for a total of twenty-four (24) dwelling units. The proposed development would occupy both parcels, including the rear portion of 9120 Middlebelt Road; thus, the rezoning is necessary since Planned Developments are not permitted in RUF zoning districts. Building #1 is positioned towards the front of the site, whereas Building #2 would occupy the rear, including the area proposed to be rezoned. Building #3 is between Buildings #1 and #2 along the southern edge of the property. A two-way private road from Middlebelt Road would provide access to all three (3) buildings. The plan shows a total of forty-eight (48) parking spaces which meets the ordinance requirement of two (2) spaces per unit. Each building would be two stories in height and contain eight (8) units, four (4) on each floor. Each unit would have two (2) bedrooms, a living/dining area, kitchen, one and half baths, and a walk-in closet. The buildings would be constructed out of brick with stone accents. The buildings' roofs would be peaked consisting of asphalt shingles. Fiber cement siding would be used on the gable ends of the apartment buildings.

Abutting the property to the north, east and south are single-family houses, zoned N1, (Neighborhood Single Family) and RUF (Rural Urban Farm). Bordering the north side of the property are four (4) ranch-style homes, zoned N1, that are a part of the Pearl Wilson Subdivision. The lots along this side of Grandon Avenue all measure approximately 62' x 113' with detached garages. To the east and partially to the south, are RUF-zoned homes on acreage parcels along the west side of Oxbow Avenue. Generally, these homes are located approximately 140 - 145 feet from the west boundary of the subject parcel. Also to the south is Newport Park, a residential condominium zoned NM1, Multifamily Residential. This 27-unit attached condominium was approved in 2001 under the R-C, Condominium Residential district regulations of the former Zoning Ordinance No. 543, as amended.

The Livonia Vision 21 (LV21) Future Land Use map designates the subject property as *Medium Density Residential*, which corresponds to a density of between 5 to 14 dwelling units per acre. With 24 units on 1.45 total acres, the proposed multifamily housing development would have an overall density of 16.5 dwelling units per acre, which is slightly higher (4 units)

PUBLIC HEARING

ITEM 1 Petition 2021-12-01-11 – 9120 Middlebelt Road

Page 3

than what the Master Plan recommends. Additionally, the proposed development plan shows all (100%) of the units as attached, whereas the Master Plan recommends that attached dwelling units should not represent more than 35% of all dwelling units. In comparison, Newport Park to the south, which is zoned NM1 (Multifamily Residential) and designated as Medium Density Residential on the Future Land Use Map, contains 27 units on 2.94 acres, representing a density of 9.18 dwelling units per acre, with 92.6% of the units being attached.

January 25, 2022: Public Hearing:

At the Study Meeting, the general consensus was that the change of zoning was appropriate in that it would align with the Future Land Use Map and bring the entire parcel under one zoning classification. Concerns related to the design of the project and other issues raised at the Study Meeting will be addressed when and if a waiver use/site plan application is submitted.

Approving Resolution: That the request to rezone the eastern fifty-eight feet (58') of 9120 Middlebelt Road from RUF (Rural Urban Farm) to C-1 (Local Business) is hereby approved, subject to City Council approval, for the following reasons:

1. That the proposed change of zoning is compatible to and in harmony with the surrounding land uses and zoning districts in the area.
2. That the proposed change of zoning is consistent with the developing character of the area.
3. That the proposed change of zoning represents a reasonable and logical zoning plan for the subject property which adheres to the principles of sound land use planning.
4. That the proposed change of zoning affects only a small portion of the property and will bring the subject parcel under a single zoning classification, and
5. That the proposed change of zoning is consistent with the Livonia Vision 21 Future Land Use Map.

Denying Reasons: That the request to rezone the eastern fifty-eight feet (58') of 9120 Middlebelt Road from RUF (Rural Urban Farm) to C-1 (Local Business) is hereby denied for the following reasons:

1. That the petitioner has failed to affirmatively show that the proposed change of zoning and the intended use of the property as a multifamily apartment complex would be compatible to and in harmony with the surrounding neighborhood.
2. That the proposed change of zoning is inconsistent with the established pattern of the surrounding development and would adversely alter the character of the area.

PUBLIC HEARING

ITEM 1 Petition 2021-12-01-11 – 9120 Middlebelt Road

Page 4

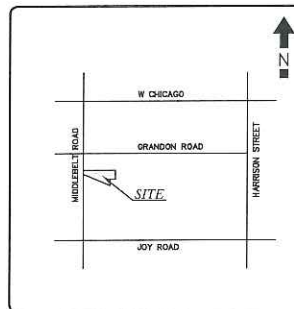
3. That the proposed change of zoning is not needed to develop the property.
4. That the density and number of attached apartment units shown on the submitted preliminary plans are contrary to the recommendations of the Livonia Vision 21 Master Plan.
5. That maintaining a low-density residential use is more consistent with the established pattern of development and character of the area, and
6. That the proposed zoning and use is contrary to the purposes, goals and objectives of the Zoning Ordinance, which seek to ensure compatibility and appropriateness of uses so as to enhance property values and to create and promote a more favorable environment for neighborhood use and enjoyment.

THE DESCRIBED PARCEL 1 & PARCEL 2 ARE NOT LOCATED WITHIN THE FLOOD HAZARD AREAS AS INDICATED BY (FIRM) FLOOD INSURANCE RATE MAP. MAP NUMBER 26163C0227E
PANEL 227 OF 575
COMMUNITY: CITY OF LIVONIA
NUMBER: 260233
PANEL: 0227
SUFFIX: E
WAYNE COUNTY, MICHIGAN
AS PREPARED BY THE (NFIP) NATIONAL FLOOD INSURANCE PROGRAM,
FEDERAL EMERGENCY MANAGEMENT AGENCY,
EFFECTIVE DATE: FEBRUARY 2, 2012

ALL ELEVATIONS SHOWN ON THIS MAP
ARE BASED ON:
N.A.V.D. 1988 DATUM
ESTABLISHED BY GPS MEASUREMENTS (MEASURED CONTROL
POINTS WITHIN THE SITE LIMITS)
DATE OF SURVEY: NOVEMBER 10, 2021

⊙ FM	FOUND CONCRETE MONUMENT
○ FCI	FOUND CAPPED IRON ROD
○ FIP	FOUND IRON PIPE
(R)	OTHER RECORDED MEASUREMENT
(M)	FILED MEASUREMENT
ELEV.	ELEVATION
ELEC.	ELECTRIC
I.E.	INVERT ELEVATION
WD.	WIDE
FT.	FEET
EXIST.	EXISTING
CONC.	CONCRETE
R.O.W	RIGHT-OF-WAY
x000.00	BOUNDARY LINE
—	SPOT ELEVATION
— OH —	OVERHEAD LINES
— G —	GAS
— W —	WATER
— R —	STORM SEWER
— S —	SANITARY SEWER
— FO —	BURIED FIBER OPTIC
— E —	BURIED ELECTRIC LINES
ov	
⋈	GAS VALVE
wv	
⋈	WATER IN THE BOX
⋈	
⋈	WATER SHUT-OFF-VALVE
⋈	
⋈	FIRE HYDRANT
⊗	SANITARY SEWER MANHOLE
⊗	
⊗	ROUND CATCH BASIN
⊗	STORM MANHOLE
⊗	
⊗	GATE VALVE & WELL
□	SQUARE CATCH BASIN
⊙	GUY WIRE
⊙	
⊙	UTILITY POLE
☆	LIGHT POLE
⊙	STEEL POST
⊙	MAIL BOX
⊙	
⊙	CONCRETE SURFACE
⊙	
⊙	ASPHALT PAVEMENT

" PEARL WILSON SUBDIVISION No. 4" LIBER 77 PAGE 55 W.C.R.



LOCATION MAP
NOT TO SCALE

ACCURATE SURVEYING AND MAPPING

 LAND SURVEYORS/DEVELOPMENT CONSULTANT

19500 Middlebelt Rd., Suite 340E
Livonia, MI 48152
www.accurate-surveying.com

Ph: 313-506-3160
Ph: 734-437-7740
Fax: 734-437-7759

DATE: NOVEMBER 12, 2021

SAM FAKIH
FAKIH & ASSOCIATES PLLC
16030 MICHIGAN AVENUE,
SUITE 200
DEARBORN, MI 48126

VACANT LAND

#9120 MIDDLEBELT ROAD,
LIVONIA, MI 48150
PARCEL ID.: 143-01-0068-005

#9106 MIDDLEBELT ROAD,
LIVONIA, MI 48150
PARCEL ID.: 143-01-0106-006

BOUNDARY AND TOPOGRAPHIC SURVEY

PROPERTY DESCRIPTION AS PROVIDED BY CLIENT
BY FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE ONE, INC. (TITLE AND CLOSING SERVICES)
FILE NUMBER: 5-692042
INVOICE #: 187417
INVOICE DATE: 9/12/2021

SCHEDULE C
COMMITMENT No.: 5-692042

THE LAND IS DESCRIBED AS FOLLOWS:
LOCATED UN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF
MICHIGAN.

PARCEL 1

THE WEST 58 FEET OF LOT 68 AND LOT 107, EXCEPT THE EAST 227.00 FEET,
NEWMAN JOY SUBDIVISION, AS RECORDED IN LIBER 66, PAGE 19 OF PLATS,
WAYNE COUNTY RECORDS.

PARCEL 2

LOT 106, NEWMAN JOY SUBDIVISION, AS RECORDED IN LIBER 66, PAGE 19
OF PLATS, WAYNE COUNTY RECORDS.

SCHEDULE B - PART II
EXCEPTIONS

ITEM 9. (PLOTTED)
RIGHT OF WAY IN FAVOR COUNTY OF WAYNE RECORDED IN LIBER 14177,
PAGE 657 - 658 AND IN LIBER 14177, PAGE 661, AS TO LOTS 106 AND 107

TOPOGRAPHIC SURVEY NOTES:

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED. ALL UTILITIES DEPICTED HEREON ARE FROM VISIBLE EVIDENCE. SURVEYOR DID NOT CONTACT SUBSURFACE UTILITY LOCATOR SERVICE. THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS, EXACTNESS OF LOCATION OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITIES CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION.

DESIGNED BY:

APPROVED BY:

SURVEY DATE:
NOVEMBER 9, 2021

SCALE:
1" = 30'

BOOK #
B-102

JOB NO. SHEET NO.
021-172 1 Of 1

Middle Belt Rd
(County Road)

**Proposed Multifamily Planned
Residential Development
C1-Local Business Zoning District
Single Phase Project**

9106 Middle Belt Rd

- 8 Two-Bedroom Units per building
- 24 Apartment Units total
- 48 10ft x 20ft Parking Spaces

- 60 ft front setback
- Fire apparatus widths observed

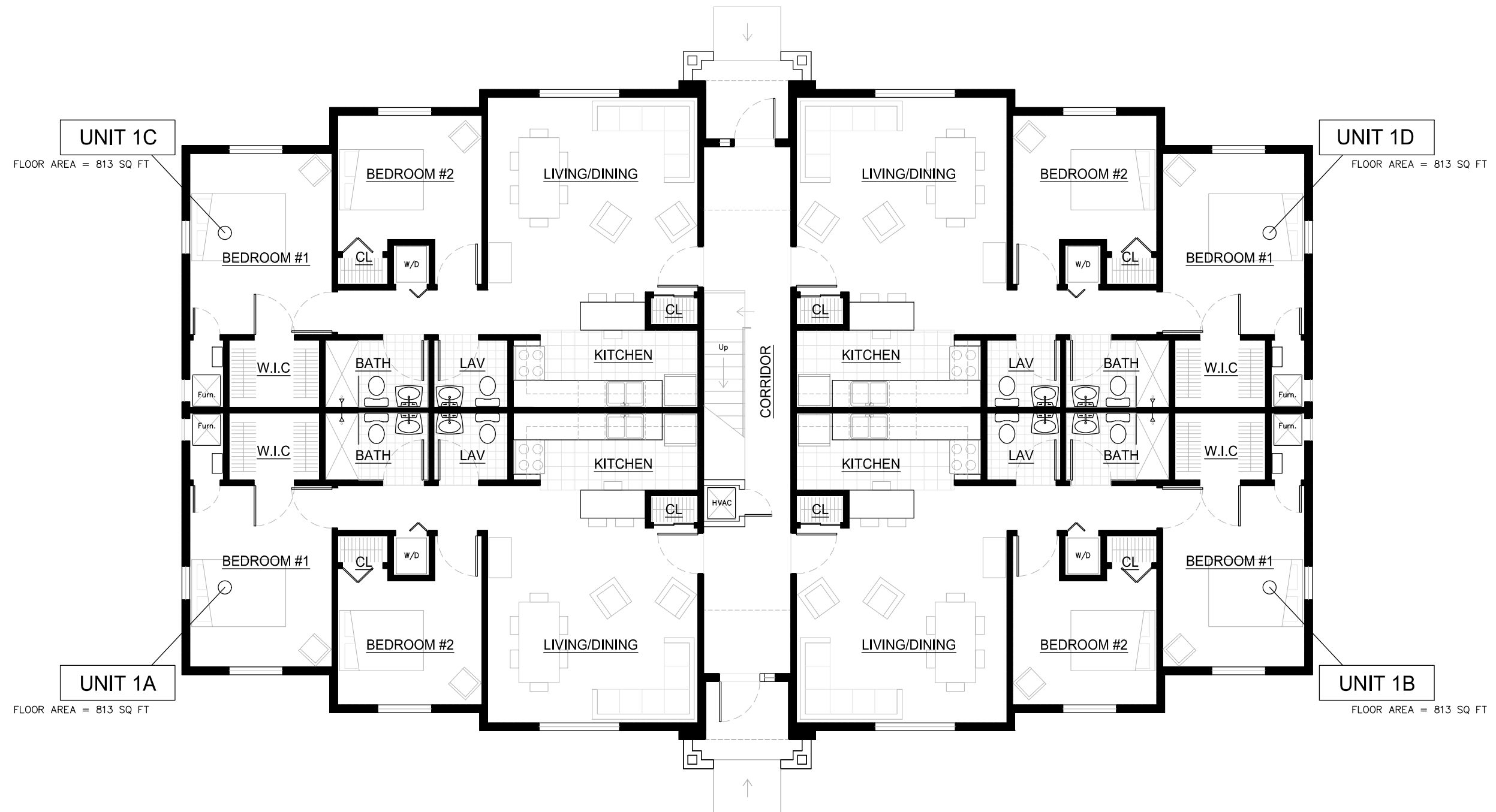
- Floor Area Per Building 7,130 sf
- Total Floor Area all Buildings 21,390 sf
- Building Footprint, Per Building = 3,774 sf
- Site Area 63,134 sf
- Site Coverage by Buildings = 18%
- Floor-to-Area Ratio = 0.34



SITE PLAN

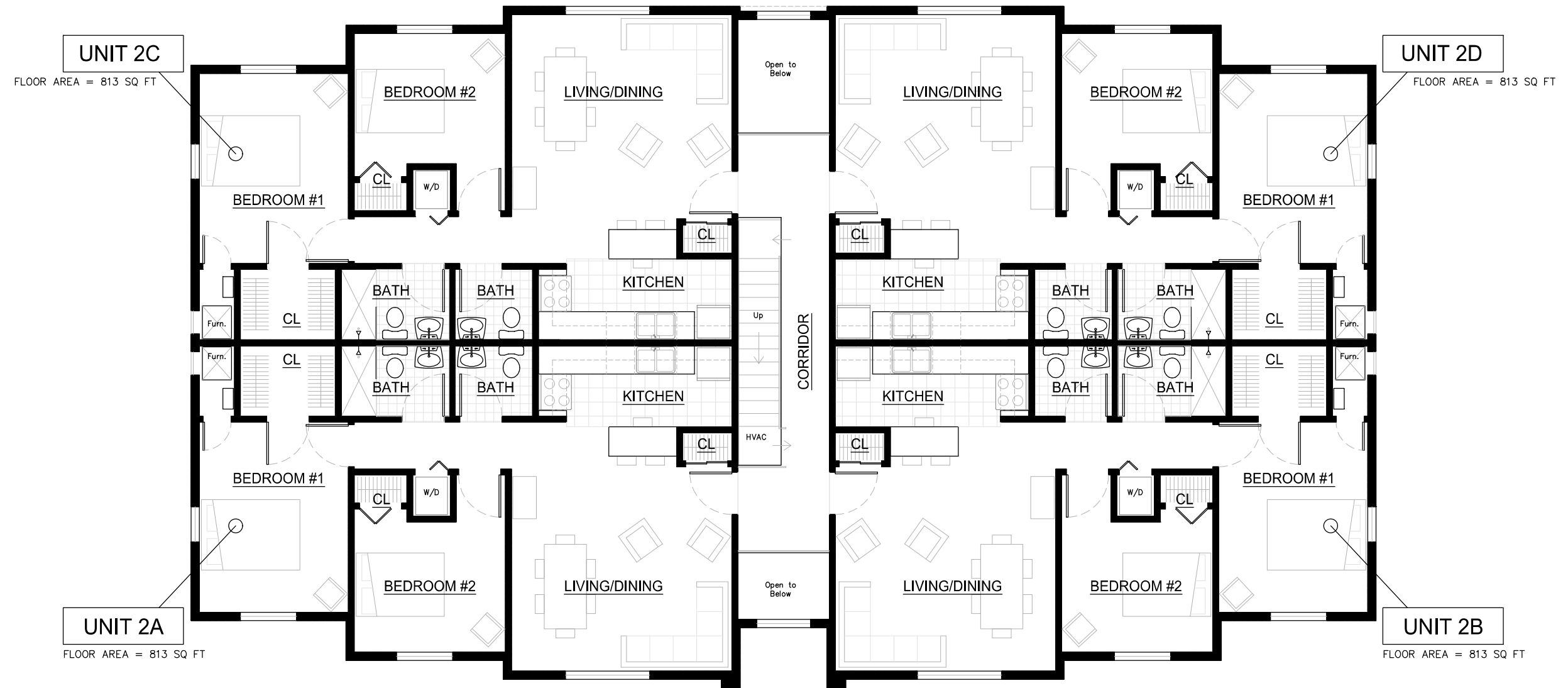
1/16" = 1'-0" @ 24x36

0 10 40 feet



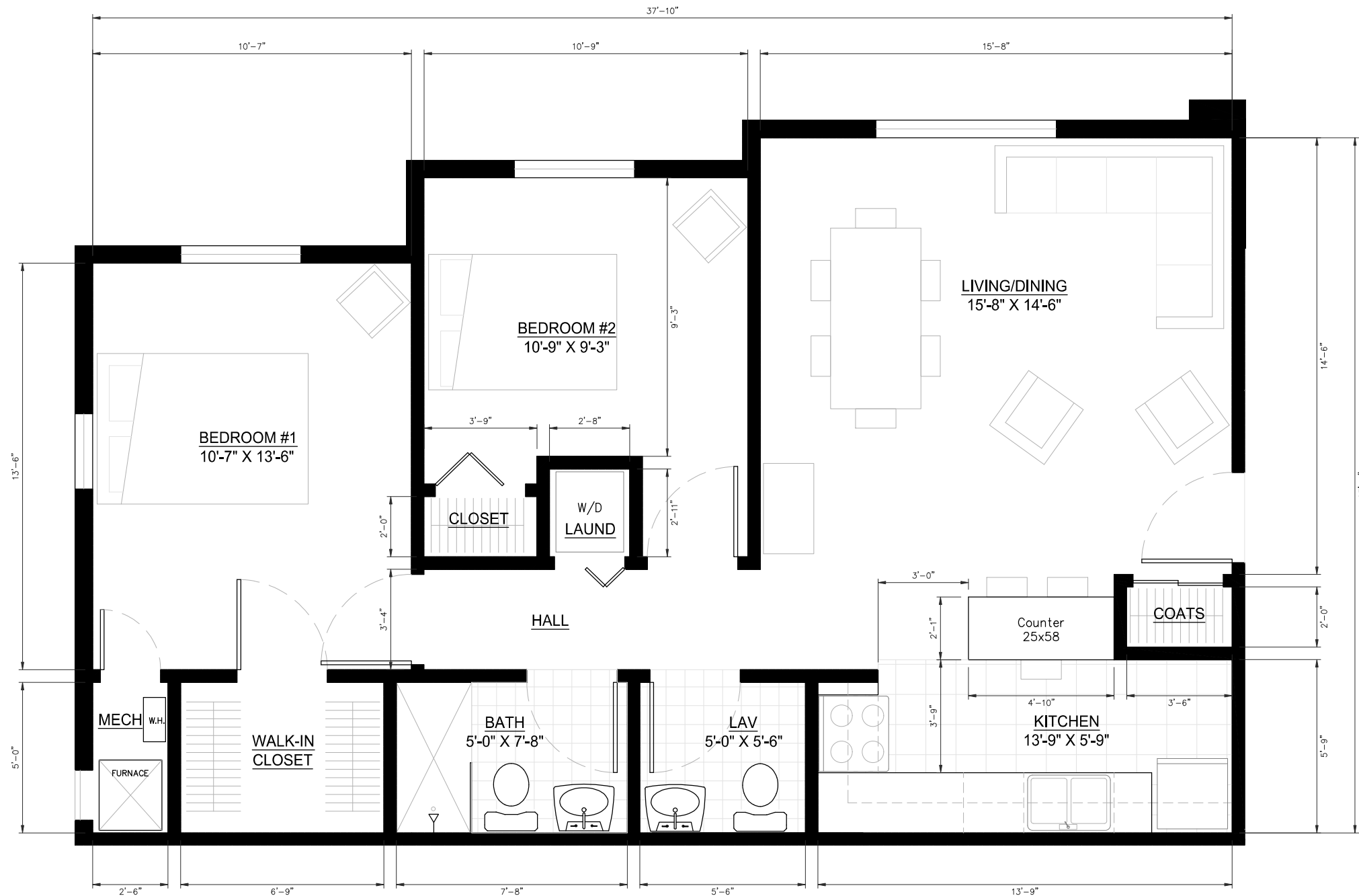
FIRST FLOOR PLAN

1/4" = 1'-0"
BUILDING FLOOR AREA = 3,565 SQ FT PER FLOOR
BLDG #1 PLAN SHOWN, BLDGS #2 AND #3 SIMILAR



SECOND FLOOR PLAN

1/4" = 1'-0"
BUILDING FLOOR AREA = 3,565 SQ FT PER FLOOR
BLDG #2 AND #3 PLAN SHOWN, BLDG #1 SIMILAR



TYPICAL UNIT FLOOR PLAN

1/2" = 1'-0"
FLOOR AREA = 813 SQ FT, Version "C"

ASPHALT SHINGLES

COATED METAL
TRIM

FIBERGLASS
WINDOW UNITS

BRICK

NATURAL STONE
VENEER



FRONT ELEVATION (Typical)

1/4" = 1'-0"

ASPHALT SHINGLES

COATED METAL
TRIM

FIBERGLASS
WINDOW UNITS

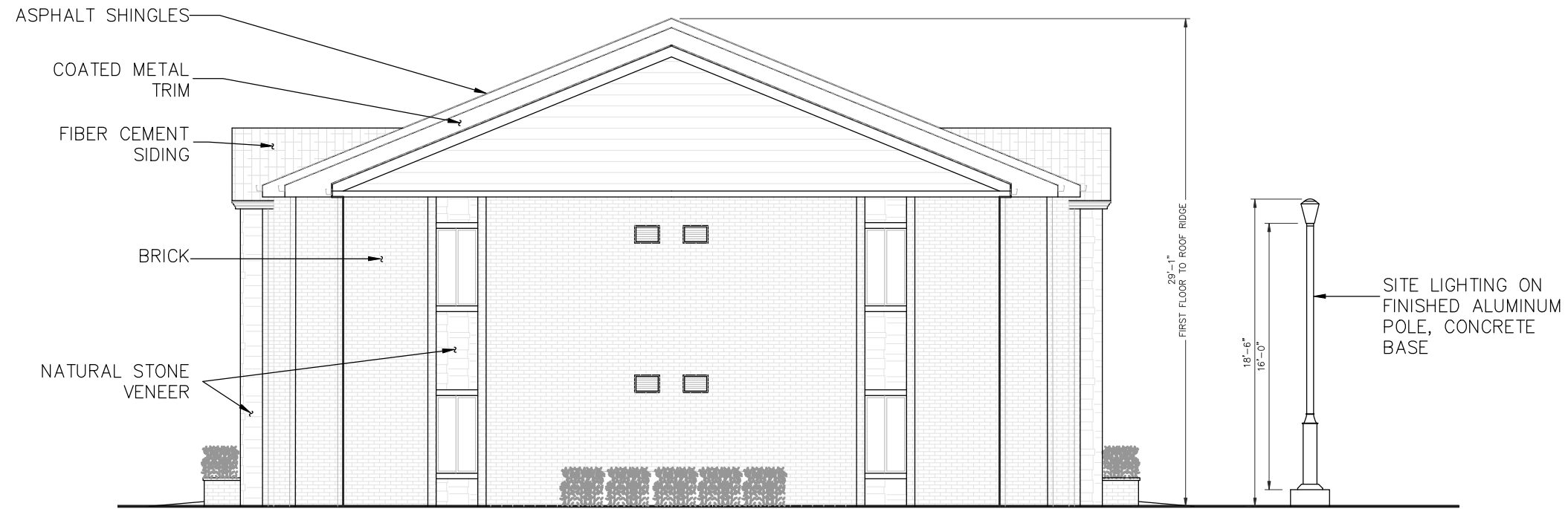
BRICK

NATURAL STONE
VENEER



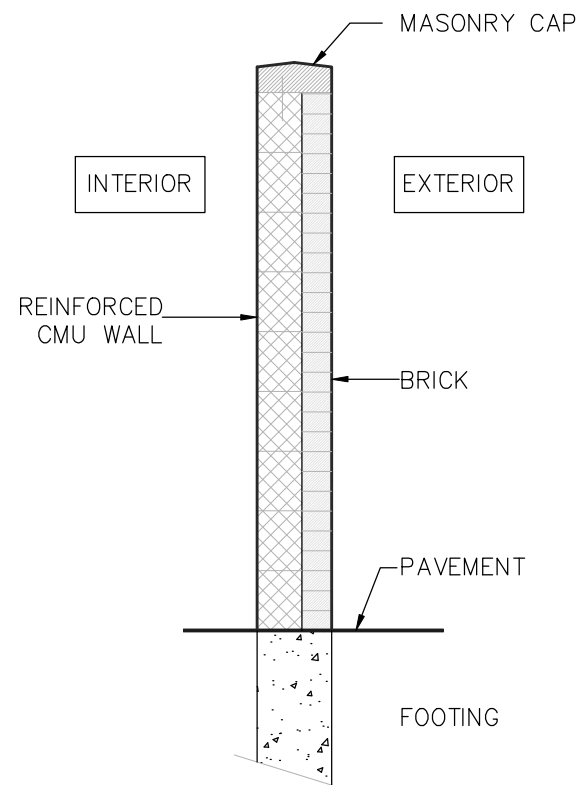
REAR ELEVATION (Bldgs 2 and 3)

1/4" = 1'-0"



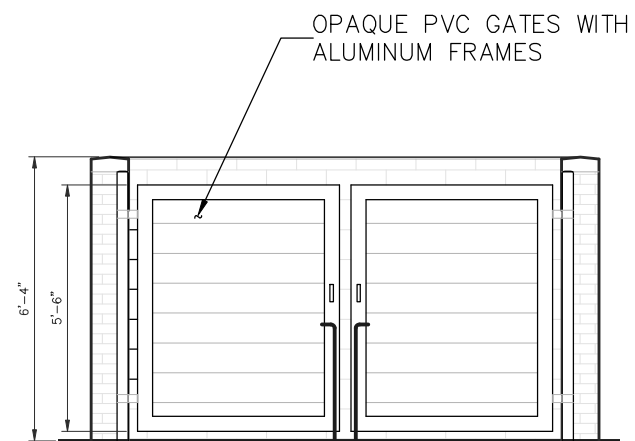
SIDE ELEVATION (Typical)

1/4" = 1'-0"



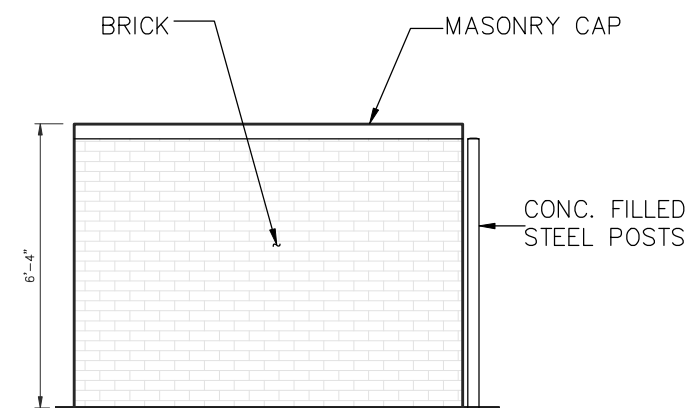
DUMPSTER ENCLOSURE
WALL SECTION

1" = 1'-0"



DUMPSTER ENCLOSURE
FRONT ELEVATION

1/2" = 1'-0"



DUMPSTER ENCLOSURE
SIDE ELEVATION

1/2" = 1'-0"









DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

DAVID W. LEAR, P.E.
ASST. CITY ENGINEER



MAUREEN MILLER BROSNAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2571
FAX: (734) 466-2195

December 29, 2021

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2021-12-01-11 – #9120 Middlebelt Road

Dear Mr. Miller:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no issues with the proposed re-zoning at this time. The subject parcel is assigned the address of **#9120 Middlebelt Road**. The legal description contained within the submittal appears to be correct for the overall parcel, although the owner should provide a legal description for the portion of the property to be rezoned.

The existing parcel currently has access to public water main, storm sewer and sanitary sewer, although the sanitary sewer is located on the west side of Middlebelt Road. At this time, there is nothing that would indicate negative impacts to any of the existing utilities since the petition is for zoning purposes and shows no development details. Should the site be developed, the owner would need to submit drawings to this Department for a proper plan review and permitting.

Should you have any additional questions on this matter, please feel free to contact myself at (734) 466-2608 or the City Engineer, Mr. Todd Zilincik at (734) 466-2561. If you would prefer, you can e-mail either of us at dlear@livonia.gov or tzilincik@livonia.gov.

Sincerely,

David W. Lear, P.E.
Assistant City Engineer

cc: 2021 Petition File

DEPARTMENT OF FINANCE

Michael T. Slater
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT



MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

January 14, 2022

Mr. Scott O. Miller
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Petition 2021-12-01-11 - 9120 Middlebelt Road

Dear Mr. Miller,

I have reviewed the address connected with the above noted petition. As there are no outstanding amounts receivable (general or water and sewer), I have no objections to the proposal.

Please contact me if you have any further questions.

Very truly yours,

Connie Kumpula
Chief Accountant

CK: jw

OFFICE OF THE TREASURER

LYNDA L. SCHEEL
CITY TREASURER



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3060
(734) 466-2245
FAX: (734) 421-7230

January 13, 2022

Mr. Scott Miller – Planner IV
Planning Commission
City of Livonia

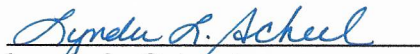
Re: Petition 2021-12-01-11

9120 Middlebelt Road
Maple Real Estate Group

Dear Mr. Miller,

In accordance with your request, the Treasurer's Office has reviewed the name and addresses connected with the above noted petition. At this time no taxes are due, therefore I have no objections to the proposal.

Sincerely,


Lynda L. Scheel
Treasurer, City of Livonia

OTHER ITEMS RELATED TO THE PETITION

UNAPPROVED MINUTES

1

MINUTES OF THE 1,182nd PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, January 25, 2022, the City Planning Commission of the City of Livonia held its 1,182nd Public Hearing and Regular Meeting in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

Mr. Ian Wilshaw, Chairman, called the meeting to order at 7 p.m.

Members present: David Bongero Sam Caramagno Glen Long
 Betsy McCue Carol Smiley Peter Ventura
 Ian Wilshaw

Members absent: None

Mr. Mark Taormina, Planning Director, Jacob Uhazie, Planning & Economic Development Coordinator, and Stephanie Reece, Program Supervisor, were also present.

Chairman Wilshaw informed the audience that if a petition on tonight's agenda involves a rezoning request, this Commission makes a recommendation to the City Council who, in turn, will hold its own public hearing and make the final determination as to whether a petition is approved or denied. The Planning Commission holds the only public hearing on a request for preliminary plat and/or vacating petition. The Commission's recommendation is forwarded to the City Council for the final determination as to whether a plat is accepted or rejected. If a petition requesting a waiver of use or site plan approval is denied tonight, the petitioner has ten days in which to appeal the decision, in writing, to the City Council. Resolutions adopted by the City Planning Commission become effective seven (7) days after the date of adoption. The Planning Commission and the professional staff have reviewed each of these petitions upon their filing. The staff has furnished the Commission with both approving and denying resolutions, which the Commission may, or may not, use depending on the outcome of the proceedings tonight.

ITEM #1 PETITION 2021-12-01-11 Maple Real Estate Group, LLC

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2021-12-01-11 submitted by Maple Real Estate Group, L.L.C. pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the east fifty-eight feet (58') of 9120 Middlebelt Road, located on the east side of Middlebelt Road between Joy Road and West Chicago Avenue

UNAPPROVED MINUTES

2

in the Southwest $\frac{1}{4}$ of Section 36, from RUF (Rural Urban Farm) to C-1 (Local Business).

Mr. Wilshaw: Mr. Ventura?

Mr. Ventura: Mr. Chairman, I have a conflict of interest on this agenda item and I would like to recuse myself from these proceedings.

Mr. Wilshaw: Okay, we will note that Mr. Ventura is going to step away from our dais and stay in the audience for the remainder of this agenda item. With that, we will move on to Mr. Taormina with background information on this petition.

Mr. Taormina: Thank you, Mr. Chairman. This is a request to rezone property that is located on the east side of Middle Belt Road just south of Grandon Ave. The change would be from RUF (Rural Urban Farm) to C-1 (Local Business). The address of the property is 9120 Middle Belt Road. The rezoning would affect only the east 58 feet of the parcel. The remaining westerly part is currently zoned Local Business, thus, the intent is to bring the entire parcel under the same C-1 zoning classification. 9120 Middle Belt Road is an "L" shaped parcel with 67 feet of road frontage by a depth 373 feet along its north property line. The rear 58 feet of the parcel extends south for a distance of 151 feet. This is the area that is proposed to be rezoned. It measures 58 feet by 151 feet, for a total area of 8,758 square feet. The parcel overall is roughly 29,800 square feet in size, or 0.68 acres. Adjoining 9120 Middle Belt to the south is 9106 Middle Belt Road, which is under the same ownership and is zoned C-1. 9106 Middle Belt adds another 35 feet of road frontage and 33,464 square feet of land area. Together, the two parcels have roughly 100 feet of frontage on Middle Belt Road and contain a total land area of 1.45 acres. Both parcels are vacant and would be combined and developed as a single site. The purpose of the rezoning is to facilitate the future development of a Planned Residential Development consisting of a multi-family apartment complex. Section 5.02 of the zoning ordinance provides special standards for Planned Residential Developments, which are treated as a waiver-use in commercial districts, subject to the review of the Planning Commission and City Council. Planned developments are afforded considerable design flexibility, including modification in lot sizes, yard requirements, and allowing uses that are not permitted in the zoning district, within which the planned development is located. The preliminary plan shows a multi-family apartment complex that would be made up of three buildings. Each building

contains eight units, for a total of 24 dwelling units. The proposed development would occupy both parcels, including the rear portion of 9120 Middle Belt Road. Building 1 is positioned toward the front of the site, whereas Building 2 would occupy the rear, including the area that is proposed to be rezoned. Between these two buildings is Building 3, which is along the southern edge of the property. A two-way private road from Middle Belt would provide access to all three of the buildings. The plan shows 48 parking spaces. Each building would be two-stories in height and would contain eight units, four on each floor. Each unit would have two bedrooms, a living and dining area, kitchen, one and a half baths, as well as a walk-in closet. The buildings would be constructed out of brick. The roofs would be peaked and would consist of asphalt shingles. Fiber cement siding would be used on the gable ends of the apartment buildings. This is a rendering of what the buildings would look like. Bordering the site to the north are four single-family homes that are on lots that measure approximately 62 feet in width by 113 feet in depth. These lots are part the Pearl Wilson subdivision. The zoning is N-1 (One family). To the east and partially to the south are single-family homes along Oxbow Street. These homes are on slightly larger unplatted parcels that are zoned RUF (Rural Urban Farm). To the south is Newport Park, which is multi-family development zoned NM1. This is a 27 unit attached condominium project that was approved in 2001 under the previous R-C (Condominium Residential) regulations. The Future Land Use plan designates the subject property as medium density residential. This corresponds to a density of between 5 to 14 dwelling units per acre. The proposed multi-family housing development as shown on the preliminary plans has a density of 16 ½ dwelling units per acre, which is slightly higher by about four units than what the Master Plan recommends. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Taormina: The first item is from the Engineering Division, dated December 29, 2021, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no issues with the proposed rezoning at this time. The subject parcel is assigned the address of #9120 Middlebelt Road. The legal description contained within the submittal appears to be correct for the overall parcel, although the owner should provide a legal description for the portion of the property to be rezoned. The existing parcel*

currently has access to public water main, storm sewer and sanitary sewer, although the sanitary sewer is located on the west side of Middlebelt Road. At this time, there is nothing that would indicate negative impacts to any of the existing utilities since the petition is for zoning purposes and shows no development details. Should the site be developed, the owner would need to submit drawings to this Department for a proper plan review and permitting." The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Finance Department, dated January 14, 2022, which reads as follows: *"I have reviewed the addresses connected with the above noted petition. As there are no outstanding amounts receivable, general or water and sewer, I have no objections to the proposal."* The letter is signed by Connie Kumpula, Chief Accountant. The next letter is from the Treasurer's Department, dated January 13, 2022, which reads as follows: *"In accordance with your request, the Treasurer's Office has reviewed the address connected with the above noted petition. At this time, there are no outstanding amounts receivable for taxes. Therefore, I have no objections to the proposal."* The letter is signed by Lynda Scheel, Treasurer. That is the extent of the correspondence.

Mr. Wilshaw: Are there any questions of the Planning Director? If not, Mr. Taormina, can you explain for our benefit and also for our audience, the difference that would occur in developing this as a C-1 zoning with Planned Residential Development versus an NM1 or NM2 Multi-family zoning? There is a reason that these are being done differently. I am curious as to what the criteria is that is different between them.

Mr. Taormina: The NM1 and NM2 districts are the city's two neighborhood multi-family districts. NM1 is strictly for owner-occupied housing, including condominiums, whereas NM2 would allow for apartment dwellings. The standards are slightly different in terms of setbacks, percentage of lot covered by buildings, and a few other items. I am not sure how it affects this particular development since it has not been reviewed under those standards. What I can tell you is that the petitioner is looking to retain the majority of the existing zoning, in this case, C-1. The change only affects a small portion of the property. The ability to develop the site under the special waiver-use provisions really is very similar if the entire property was rezoned to NM2. The planned development option, however, affords flexibility in the design standards. It does give us the ability to move things around that may not entirely comply with the strict standards of

the NM2 district regulations. That is one of the benefits of applying these special waiver-use standards in this case.

Mr. Wilshaw: Okay, thank you, Mr. Taormina. I think that is beneficial for us to hear, but also even for anyone is interested in this petition. Thank you. Is there any other questions for our planning staff? If not, our petitioner is in the audience. We will need your name and address for the record please.

Sam Fakh, 16030 Michigan Ave., Ste. 200, Dearborn, MI. I am one of the owners of Maple Real Estate Group. I don't have anything formal to present. I think Mr. Taormina did a wonderful job in presenting the project. Today's petition is really to rezone this 56 x 100 feet of land. I think it is kind of like an island in the back of the property where the entire property is zoned C-1. This one, I think, they might have forgotten about it or I am not really sure why it was stuck back there and was never rezoned with the remainder of the property. The property was all one parcel or two parcels. It was never separated, but I think that maybe when the zoning map was created, didn't recognize the fact that this was the same owner for the entire parcel. In terms of the project, the future project, I could talk about it if you would like. I talked about it briefly last time I was in front of you at the study session. It is a unique property in terms of shape. So, it is kind of hard to develop this property as a commercial property because it only has 100 feet of frontage. To maximize the use of the property, because it is kind of a triangle, we thought about developing it as a multi-family and these are luxury apartments. As we spoke before and I mentioned before, these are all two-bedroom apartments, 800 square feet, open space, two bedrooms with a walk-in closet, high-end finishes, all the buildings are brick and stone. We have a two-story atrium or lobby for each building and four units on each level. In terms of the building size itself, it is about 29 feet in height, which is similar to the condos right next door, so it's not really an enormous height that doesn't fit in the area. It is an enclosed community, meaning that it is going to be fenced off all the way around. There are a lot of mature trees in the back of the property where the 50 x 106 that is being rezoned. There is going to be a lot of mature trees. This particular site plan doesn't show it, but we have a newer site plan that shows the mature trees that we are going to keep. That will keep a little bit of privacy between both the residences in the back and the building we are going to develop. Same thing on this side of the property where the condos are at. Lots of mature trees that will give a lot of privacy. In terms of the development itself, as you

can see, we are not using the entire property. We are keeping a lot of greenery. We have the footprints in terms of square footage compared to the entire property is somewhat low. We did a nice gazebo on the property, and we also did a walkway across the property for the residents to enjoy. A couple detention ponds on the property. I think that is basically summarizes the highlights of the project itself. If you have any questions, obviously, I am here. We have the architect here that can answer any of your questions.

Mr. Wilshaw: Thank you, Mr. Fakh. It is important to note that this is rezoning that you are asking for today. We are going to try and focus our discussion and decision making on that rezoning. The site plan presented to us is certainly conceptual. It gives us an idea of what you want to do to develop it, but that will come back to us in a separate process. The site plan process. If this moves forward, we will get into a lot more details about that site plan and the building materials and so on. I just want to reiterate that. Is there anyone on the Commission with questions for our petitioner?

Mr. Caramagno: Hello sir. I was over there today looking around a little bit. I looked at the condos to the south of there. I know that I looked at some of the details here aside from the rezoning and it looks like there is a lot more thought put into the layout of this than what the property next door would be looking like. At least in my mind. It appears that this would be a fair application in my mind. I just wanted to tell you that right out of the gate.

Mr. Fakh: Thank you.

Mr. Wilshaw: Thank you, Mr. Caramagno. Any other questions or comments for our petitioner?

Mr. Long: Mr. Fakh, I think this makes sense bringing in the zoning inline. Obviously, this is a preliminary site plan. There are some concerns when I look at that, as far as proximity to the property lines and things like that, but obviously we will take care of that if and when you come back for site plan. I think this makes sense. Thank you.

Mr. Wilshaw: Thank you, Mr. Long. Any other questions or comments? Is there anybody in the audience that wishes to speak for or against this item? Feel free to come forward. I see a gentleman getting up in the back. Good evening, sir. We will just ask for your name and address for our record.

Don Schekel, 29161 Grandon, Livonia, MI. The proposed property that you are talking about rezoning abuts my property. Several things on this that I have noticed. About a year ago when they put this property up for sale, I contacted the Planning Department and the Zoning Board. 9120 the L-shaped lot was zoned as single-family residential and 9120 was commercial office. When we seen the notice and got this notice, I looked it up again. It changed to C-1. When did that happen?

Mr. Wilshaw: We will see if we can get an answer for you, sir. Mr. Taormina, are you aware of the history of the rezoning's on these parcels?

Mr. Taormina: Yes. So, the adoption of the Livonia Vision 21 Zoning Ordinance, as you will recall, consolidated several of the districts. One of the major changes was the elimination of the OS district and those districts being rezoned to C-1. That affected all of the OS zoned properties in the city, including several properties along Middle Belt Road, including this site.

Mr. Wilshaw: Thank you, Mr. Taormina. So, sir, when we went through a process last year to update all of our zoning classifications, the office zoning was eliminated. They were all incorporated into commercial or C-1 zoning, so that is when that happened. That was 9120. 9106, excuse me. That was 9106 that was changed. 9120 was single-family. It wasn't office. It was single-family residential and then you have it behind my property as Rural Urban Farm. It wasn't classified as that before. That was single-family, so I don't understand how these changes got made and we were never notified, but now someone wants to build on it and we have to have a hearing that says we are going to rezone this, and we are going to notify you. Why was there never any notifications given out before?

Mr. Wilshaw: When the zoning map was updated for the entire city, it was notified to the entire community as a large project of all zonings being updated. That would have changed the office zoning to the commercial. That wouldn't have changed any commercial to...or residential to commercial. That would not have happened. So, what is 9120 zoned now?

Mr. Wilshaw: 9120 is currently zoned C-1 commercial.

Mr. Schekel: That is what I am saying. It was single family and now it is C-1. When...also the urban family. When did that get changed?

UNAPPROVED MINUTES

8

- Mr. Wilshaw: Let me see if Mr. Taormina has some information for us.
- Mr. Taormina: Yes, so I think maybe part of the confusion is what was the zoning of 9120 prior to the adoption of the Livonia Vision 21 Zoning Ordinance. This is the parcel right here, although it may be difficult to see the outline, but the westerly portion of the site was zoned OS (Office Services) prior to the adoption of Livonia Vision 21. This area to the east that we are reviewing this evening, that was always zoned RUF (Rural Urban Farm), so the change only affected this portion of 9120 Middle Belt and it went from OS to C-1. It was not previously zoned single-family residential as Mr. Schekel has indicated.
- Mr. Wilshaw: Perhaps it is a bit of a misunderstanding in the sense that the rear portion of the lot, which is what we are discussing tonight, has been zoned RUF and that has been zoned RUF for a long long time.
- Mr. Schekel: Like I said, I went through your Planning Commission just about a year ago. The site maps for the City of Livonia show that L-shaped lot, the entire thing as single-family residential. Now it is C-1 and Rural Urban. At some point that property got split and like I said, I am curious as to when that...how that happened?
- Mr. Wilshaw: I think we are at a bit of an impasse. We don't have that information for you right here as you understand it. Let's see if we can find out your feelings on it at this point with what we are dealing with right now.
- Mr. Schekel: Also, with the rezoning of that, and listening to a number of times people are talking about all the different waivers. Looking at the site maps and the plans all...they look great and all that stuff, but you are talking about an apartment complex right behind my property. Is there a waiver on the footage from my property line to where they are actually going to establish a building?
- Mr. Wilshaw: There are standards as to how close they can be to property lines. Mr. Taormina can give us those details if you would like, but we are at the point right now where we are looking at the zoning of this one parcel. When we get into the site plan process, is when we will look to see what they propose in terms of where they want the building located and where they fit within those setbacks and those limitations and if there is anything that violates those, then they would have to go through an additional

process of getting zoning and waivers from the Council and zoning boards and so on. We are not at that point yet.

Mr. Schekel: I am just trying to figure it out before we get to that point and if there are going to be waivers and all that put in, are we going to be notified or do I have to read it in the Livonia Observer.

Mr. Wilshaw: You will definitely be notified. You are within the radius of the property.

Mr. Schekel: Thank you.

Mr. Wilshaw: Thank you, sir. Next, Mr. Wilshaw.

Jeff Wilshaw, 29137 Westfield, Livonia, MI. I am a few hundred feet north of the property. A little nervous about the entire parcel going C-1. As C-1 can be restaurants is my understanding and other more commercial. I don't think we have very many properties in the city where it is a narrow band that jets in deep like this piece of property. I have no problem at all with an apartment or a condominium complex. I think this proposed development is a little too dense in nature personally, but I would welcome something in that property, just not as dense, but certainly not in C-1 classification because from my understanding and please correct me if I am wrong, is that if the developer at the end after having the C-1 says you know what, I want to throw a restaurant there or something different that he would have the green light to go ahead and do that more or less. It is a real long piece of property jetting right into the middle of the residential area. That is my only concern about it. Thank you for your time.

Mr. Wilshaw: Very good. Thank you. Good evening, sir.

Brandon Grysko, 41700 West Six Mile Road, Northville, MI 48168. I represent Ventura Real Estate. I am here representing Ventura Real Estate as I said. They are currently the property owner. I commend you Mr. Chair for keeping us on track today with respect to what the issue actually is that is before the Commission at this time. Which, in my view, is simply whether or not it makes sense to leave sort of this little island in the back of this parcel that is zoned for Urban Farm, whereas the rest of the parcel is zoned C-1 for commercial. I think that is really the appropriate focus of the Commission and I again, I commend the Commission for keeping us focused kind of on that issue there. I think it is pretty clear that planning standards and public policy sort of all favor the idea that a parcel probably shouldn't

be split zoned. Particularly not in this manner where you have sort of these wild different standards for one part of the parcel, in fact for a vast majority of the parcel and a totally separate set of standards for another more narrow piece of the parcel, so I really urge the commission to recommend that this entire parcel be zoned cohesively for all the reasons you would expect, including cohesive administration of the zoning ordinance and the ability for developers to come in and do something with the property without having to go back through this sort of process again, so I think that is really important to keep in mind here. I don't want to stray too far off track from what the purpose of this hearing is, but I will say that being someone that is out in the community and involved in the community, being involved in the local Chamber of Commerce, I do hear a lot from local businesses that there is an urgent need for housing and this is certainly a project that I commend Mr. Fakhri for putting forth a nice looking project and understand that this is going to be back before probably the Commission and City Council for waiver-use approval and things of that nature in the future, but overall this is a nice looking project and I think it fills a need in the city's Master Plan for this type of housing, so Ventura Real Estate and myself would encourage the Commission to recommend approval of this rezoning for just this one piece of a parcel to C-1.

Mr. Wilshaw: Great. Thank you, Mr. Grysko. Is there anyone else wishing to speak for or against this project? If not, I don't see anyone else in our audience. Mr. Taormina, there was a question asked in regard to other uses that could occur on this property if it is rezoned to C-1. Of course, we are just looking at the back portion, but what controls are in place to follow-up on that question? What controls are in place that would exclude or prevent this project from becoming a commercial development, like say a McDonalds or something along those lines through this process?

Mr. Taormina: There are a couple of answers to that question. So, the current zoning of most of the property is C-1. There is nothing that would prevent a petition being submitted, at this point, for a commercial development. As long as it included uses that were treated as permitted under the C-1 district regulations and it complied with all the other regulations, height, bulk, and area standards, there is very little the city could do. Now, with the development of a planned residential project, like the one we are discussing, we have the ability through this process to include a development agreement. Through that development

agreement we could look to have certain terms and conditions included that would restrict the future use of this property to only the apartments or other specific uses that the city deemed would be appropriate for that land, should the apartment complex not be developed. There is a couple options we could look at, but a general planned residential development agreement is something that we could consider along with the waiver application to address some of those concerns.

Mr. Wilshaw: Okay, Mr. Taormina. I appreciate that answer to that question. Also, the process by which the city goes through the rezoning and site plan process and correct me if I am wrong, we look at the zoning and we send this on to City Council and City Council will hold the rezoning of a parcel until the site plan catches up to it and then they approve both the rezoning and the site plan at the same meeting typically, and that provides some protection as to making sure that this rezoning is used for the intended purpose that the petitioner indicated.

Mr. Taormina: Yes, it offers some protection, but it is no guarantee.

Mr. Wilshaw: Sure. Okay. Thank you. Is there anyone else in our audience wishing to speak on this item? If not, is there anyone on the Commission wishing to speak on this item?

Mr. Bongero: Mark, just so I understand, a planned residential agreement, is that something that we would do tonight?

Mr. Taormina: No. That is something that we would do along with the waiver petition.

Mr. Bongero: Okay. So, it would be down the road?

Mr. Taormina: Yes, it would.

Mr. Bongero: Okay, thank you.

Mr. Wilshaw: Thank you, Mr. Bongero. Any other questions from any of our commissioners? Mr. Fakh, is there anything else you would like to say I regard to this petition before we make our decision? We always like to give you the last word.

Mr. Fakh: Nothing further. I just want to thank you for your time and hope that you guys approve the rezoning of this little parcel. Thank you.

Mr. Wilshaw: Thank you, sir. If there is no other business or questions from any of the commissioners, I can close the public hearing at this time and a motion would be in order.

On a motion by McCue, seconded by Caramagno, and unanimously adopted, it was

#01-04-2022 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on January 25, 2022, on Petition 2021-12-01-11 submitted by Maple Real Estate Group, L.L.C. pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the east fifty-eight feet (58') of 9120 Middlebelt Road, located on the east side of Middlebelt Road between Joy Road and West Chicago Avenue in the Southwest ¼ of Section 36, from RUF (Rural Urban Farm) to C-1 (Local Business), the Planning Commission does hereby recommend to the City Council that Petition 2021-12-01-11 be approved for the following reasons:

1. That the proposed change of zoning is compatible to and in harmony with the surrounding land uses and zoning districts in the area.
2. That the proposed change of zoning is consistent with the developing character of the area.
3. That the proposed change of zoning represents a reasonable and logical zoning plan for the subject property which adheres to the principles of sound land use planning.
4. That the proposed change of zoning affects only a small portion of the property and will bring the subject parcel under a single zoning classification, and
5. That the proposed change of zoning is consistent with the Livonia Vision 21 Future Land Use Map.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 and 13.15 of Livonia Vision 21 Zoning Ordinance.

Mr. Wilshaw: Is there any discussion?

Mr. Wilshaw, Chairman, declared the motion is carried and the foregoing resolution adopted. It will go on to City Council with an approving resolution.

CITY OF LIVONIA

NOTICE OF PUBLIC HEARING

In accordance with the provisions set forth in Section 401 of the Michigan Zoning Enabling Act, Act 110 of the Public Acts of Michigan of 2006, as amended (MCL 125.3502) as well as Livonia Vision 21 Zoning Ordinance, Article XIII, the Council has determined that a Public Hearing will take place before the Council of the City of Livonia on **Wednesday, February 23, 2022 at 7:00 P.M.**, in the Auditorium at City Hall, 33000 Civic Center Drive, Livonia, Michigan, with respect to the following item:

Petition 2021-12-01-11 submitted by Maple Real Estate Group, L.L.C., pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the east fifty-eight feet (58') of 9120 Middlebelt Road, located on the east side of Middlebelt Road between Joy Road and West Chicago Avenue in the Southwest ¼ of Section 36 from RUF (Rural Urban Farm) to C-1 (Local Business).

SUSAN M. NASH, CITY CLERK

PUBLISH: February 6, 2022

CITY OF LIVONIA

NOTICE OF PUBLIC HEARING

In accordance with the provisions set forth in Section 401 of the Michigan Zoning Enabling Act, Act 110 of the Public Acts of Michigan of 2006, as amended (MCL 125.3502) as well as Livonia Vision 21 Zoning Ordinance, Article XIII, the Council has determined that a Public Hearing will take place before the Council of the City of Livonia on **Wednesday, February 23, 2022 at 7:00 P.M.**, in the Auditorium at City Hall, 33000 Civic Center Drive, Livonia, Michigan, with respect to the following item:

Petition 2021-12-01-11 submitted by Maple Real Estate Group, L.L.C., pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the east fifty-eight feet (58') of 9120 Middlebelt Road, located on the east side of Middlebelt Road between Joy Road and West Chicago Avenue in the Southwest $\frac{1}{4}$ of Section 36 from RUF (Rural Urban Farm) to C-1 (Local Business).

SUSAN M. NASH, CITY CLERK